



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:48 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS CRAIG GALATI, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, briefly outlined the items that are recommended to be withdrawn or held in abeyance and the reason for each request.

Item 7 [TMP-2295]

As a heads-up, MR. CLAPSADDLE informed that this Consent item will go on to City Council because it involves a waiver of public streets. MR. ANDERSON clarified that this is a slight deviation from standard procedure. COMMISSIONER McSWAIN stated she did have a concern regarding the 28 foot public streets. MR. ANDERSON, having visited the proposed site, felt comfortable with the recommendation for approval.

Item 29 [SDR-1856] and Item 50 [VAR-2275]

Both the Site Plan Review and the Open Space Variance will be Withdrawn.

Item 30 [V-0074-02]

This Vacation has been held in abeyance for some time, and will be Withdrawn.

Item 70 [SDR-2310]

The applicant will request an abeyance of 30 days, to the July 10, 2003 meeting.

Item 72 [SDR-2319]

This item will be held for two weeks to the 6/26/2003 Planning Commission meeting.

City of Las Vegas

PLANNING COMMISSION MEETING OF JUNE 12, 2003 PLANNING AND DEVELOPMENT DEPARTMENT BRIEFING

OTHER ITEMS

Item 80 [TMP-2202]

This item will be heard after Item 29

CONDITION CHANGES:

Item 18 [SDR-2208]

BART ANDERSON, Public Works Department, stated that Conditions 15 and 17 appear to be duplicates so he therefore recommended deletion of Item 17.

Item 28 [VAC-2206]

Staff has recommended that Condition 3 be deleted.

MR. ANDERSON commented that this item has duplicate conditions and requested Condition 3 be eliminated.

Item 55 [SDR-2286]

MR. CLAPSADDLE noted that there are two modifications to the conditions. (1) Regarding Condition 1, remove "SDR-2319" and (2) Condition 13, Public Works has recommended revised wording.

MR. ANDERSON recommended deletion of Condition 12 and as noted by MR. CLAPSADDLE, he would address the rewording of Condition 13 when the item is brought forward.

Item 68 [SDR-2294]

MR. ANDERSON stated Condition 17 can be deleted as the traffic study has already been accomplished.

Item 74 [MSP-2304]

MR. CLAPSADDLE suggested amending Condition 2 to read "The Extended Flag Sign as detailed in the Master Sign Plan shall function only as an on-premise sign."

PUBLIC WORKS DEPARTMENT

BART ANDERSON, Public Works Department, introduced TINA INGLIK, Project Engineer with the Development Coordination Section.

MEETING ADJOURNED AT 5:53 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by VICE CHAIRMAN QUINN

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS STEVEN EVANS, CRAIG GALATI, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, TINA INGLIK - PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

(6:00)
1-1



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

SUBJECT:

Approval of the minutes of the May 8, 2003 Planning Commission Meeting

MOTION:

GALATI - APPROVED - UNANIMOUS

NOTE: At a subsequent meeting, COMMISSIONER GALATI requested a correction to the May 8, 2003 Planning Commission Briefing Meeting Minutes.

MINUTES:

There was no discussion.

(6:02)

1-38

SUBJECT:

Approval of the minutes of the April 24, 2003 Planning Commission Meeting

MOTION:

QUINN- APPROVED - UNANIMOUS

MINUTES:

DEPUTY CITY ATTORNEY BRYAN SCOTT stated that the 4/24/2003 Minutes will require a motion for approval.

There was no discussion.

(6:03)

1-56

COMMISSIONER GOYNES introduced DWAYNE DELOCHE, who is doing his internship with ATC Vancom, operators of the public transit system. MR. DELOCHE, a graduate of North Carolina A&T University, has a degree in Economics and Transportation Management.

(6:05)

1-112



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2266 - BEAZER @ GRAND TETON VILLAGE UNIT 2 - BEAZER HOMES HOLDINGS CORPORATION - Request for a Tentative Map FOR A 122-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 28.83 acres adjacent to the southeast corner of Hualapai Way and Grand Teton Drive (APN: 125-18-101-001, 002, 003, 006, 007, and a portion of 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

COMMISSIONER GALATI requested Item 7 [TMP-2295] be pulled for discussion.

(6:16 – 6:18)

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 1 – TMP-2266

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Reviews (SDR-1418 and SDR-1924) and the Grand Teton Village Master Development Plan Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation VAC-1939 must record prior to the recordation of a Final Map abutting or overlying the area to be vacated.
7. Landscape and maintain all unimproved right-of-way on Grand Teton Drive adjacent to this site.
8. Submit an Encroachment Agreement for all landscaping and private improvements in the Grand Teton Drive public right-of-way adjacent to this site.
9. A non-standard knuckle at Horizon Glen Avenue & Jade Stone Street, as per the plan submitted to and approved by the City Engineer on 4/14/03, is hereby approved as a Deviation From Standards and may be incorporated into the construction drawings and Final Map.
10. Site development to comply with all applicable conditions of approval for Z-0014-02, ZON-1923, SDR-1418, SDR-1924, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 1 – TMP-2266

CONDITIONS – Continued:

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2268 - TIMBER RIDGE II - CRAIG BROOKSBY, ET AL ON BEHALF OF ASIAN DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Tentative Map for a 26-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.8 acres adjacent to the northwest corner of Alexander Road and Cimarron Road (APN: 138-04-404-030 through 034), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 4 (Brown).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 2 – TMP-2269

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2031).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation VAC-2027 and VAC-2105 must record prior to the recordation of a Final Map for this site.
7. Meet with the Traffic Engineering Representative in Land Development to address mitigation requirements for intersection offset requirements for this site. The entry as proposed on Cimarron Road shall be limited to right in right out movements only.
8. Site development to comply with all applicable conditions of approval for ZON-2023, SDR-2031, and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2270 - JONES/AZURE II - U. S. HOME CORPORATION ON BEHALF OF BLACK MOUNTAIN BOULDER, LIMITED LIABILITY COMPANY, ET AL - Request for a Tentative Map FOR A 97-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 28.56 acres adjacent to the south side of Azure Drive, between Torrey Pines Drive and Bronco Street (APN: 125-26-601-002 through 005), R-E (Residence Estates) Zone, under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 3 – TMP-2270

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2026).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Petition of Vacation VAC-1584 must record prior to the recordation of a Final Map adjacent to or overlying the area to be vacated.
7. Entry drive must meet American Association of State Highway and Transportation Officials (AASHTO) standards for curvature, unless a deviation from standards is authorized by the City Engineer.
8. Site development to comply with all applicable conditions of approval for ZON-2025, SDR-2026, and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2274 - LA CRESENTA - AMERICAN PREMIERE HOMES ON BEHALF OF LA CRESENTA, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 68-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 42.46 acres located adjacent to the northwest corner of Jones Boulevard and Meisenheimer Avenue (APN: 125-11-604-009 and 010, 125-11-702-001 and 002), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

PLANNING COMMISSION MEETING OF JUNE 12, 2003

Planning and Development Department

Item 4 - TMP

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1026) and Rezoning (ZON-1025).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. The street elbows as presented on the Tentative Map dated 4/16/03 and accepted by Public Works, is hereby approved as a Deviation From Standards and may be incorporated into the construction drawings and Final Map.
7. Site development to comply with all applicable conditions of approval for ZON-1025, SDR-1026, and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2284 - ANTELOPE - STANPARK HOMES ON BEHALF OF EL DURANGO, LIMITED LIABILITY COMPANY, ET AL - Request for a Tentative Map for a 292-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.84 acres adjacent to the northwest corner of Gilcrease Avenue and Grand Canyon Drive (APN: 125-18-101-008 through 013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, and PD (Planned Development) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 5 – TMP-2284

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Reviews (SDR-1732) and the Grand Teton Village Master Development Plan Standards, except as amended by conditions herein.
3. The combined height of any perimeter wall shall not exceed eight feet.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Extend public sewer to the west edge of this site in Gilcrease Avenue at a size, depth, and location acceptable to the City Engineer concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.
8. The 24 feet wide private drives shall be separated from the 41 feet wide private streets by a mountable curb.
9. Site development to comply with all applicable conditions of approval for Z-14-02, ZON-1731, SDR-1732, and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2287 - RANCHO COURTYARD OFFICES - DAVE MASON, ET AL - Request for a Tentative Map for a THREE LOT COMMERCIAL SUBDIVISION on 3.11 acres on the east side of Rancho Drive, approximately 250 feet south of Charleston Boulevard (APN: 162-04-101-021), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (M. McDonald).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 6 – TMP-2287

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0013-01(1)].
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - a. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - b. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - c. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. Provide Pedestrian Access Easements for all sidewalks along Rancho Drive not located within the public right-of-way.
8. Site development to comply with all applicable conditions of approval for Z-13-01 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 6 – TMP-2287

CONDITIONS - Continued:

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2295 - PARCEL H @ THE PASEOS - GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - Request for a Tentative Map and a WAIVER OF TITLE 18 REQUIREMENTS FOR PRIVATE STREET WIDTHS FOR A 160-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 19.48 acres adjacent to the west side of Desert Foothills Drive between Desert Sunrise Road and Paseo Mist Drive (APN: 137-34-714-002), P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).

C.C. 7/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESEDELL stated this is a Consent item.

COMMISSIONER GALATI asked the Planning staff for clarification on the 28-foot streets and whether their recommendation would be the same as Public Works. MR. CLAPSADDLE explained that the development does meet all the codes as far as widths, setbacks, and heights. Insofar as public streets are concerned, MR. CLAPSADDLE confirmed that staff from both the Planning and the Public Works departments analyze these types of applications based on life-safety issues. Regarding the application at hand, he stated that neither Metro nor Fire Services had any issues and concurred with the plans submitted to them for review. However, MR. CLAPSADDLE concluded that when the final site plan comes back to the Planning Commission, the Department of Fire Services will take another look at the final map to ensure concurrence with the code.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 7 – TMP-2295

MINUTES – Continued:

MR. CLAPSADDLE went on to explain that in some developments staff will not recommend approval of 28-foot wide streets. He emphasized that staff believes it is workable because the density of the project and design make the narrow streets work in this case. Considering all of these features and particularly taking the life-safety factors into account, staff did not have any objections.

BART ANDERSON, Public Works Department, explained that when the private street standards were created, Title 19 did not consider streets without parking on both sides. He pointed out that there are communities that prefer no parking on the streets. MR. ANDERSON compared the proposed 28-foot wide street with no parking to the average 36-foot wide street that allows parking on both sides. When meeting with the developer, MR. ANDERSON made a suggestion that at the time the curbing is cast, it should be done in red concrete ensuring that all residents are fully aware that on-street parking is not permitted.

COMMISSIONER McSWAIN questioned whether, at the time of the original application, any variances had been required. MR. CLAPSADDLE replied no. COMMISSIONER McSWAIN suggested that cases that involve unique situations such as the subject TMP perhaps should not be included as part of the Consent Agenda. Both MR. CLAPSADDLE and MR. ANDERSON agreed.

COMMISSIONER GALATI stated for the record that approval of similar applications would not be precedent setting, but all discussion and consideration would be handled on a case-by-case basis.

There was no further discussion.

(6:18 – 6:26)

1-404

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Master Development Plan Review (SV-0018-01) and the P-C (Planned Community) Zone Plan Development Standards.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 7 – TMP-2295

CONDITIONS – Continued:

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required trails bordering the site shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. If not already constructed or guaranteed by the master developer, construct half-street improvements, including widened paving, on Desert Moon Drive, Paseo Mist Drive, Desert Foothills Drive, and Desert Sunrise Road adjacent to this site and a paved legal access to this site concurrent with development of this site.
8. Provide or obtain private street easement rights for the full width of the proposed entrance street, Travinio Avenue, and construct the full width of the entry area concurrent with development of this site.
9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. The proposed 28 feet wide private streets with rolled curb are acceptable as shown on this Tentative Map, provided no parking is permitted on either side of the streets. Red colored concrete shall be used to construct the curb and gutter.
11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and overall layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 7 – TMP-2295

CONDITIONS – Continued:

12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. No parking shall be allowed on 28 feet wide streets.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements; the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
14. Site development to comply with all applicable Development and Improvement Standards.
15. Site development to comply with all applicable conditions of approval for SV-18-01, the Summerlin Village 23A Tentative Map and all other subsequent site-related actions.
16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2296 - LONE MOUNTAIN/CLIFF SHADOWS - GREYSTONE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF SOUTHWEST DESERT EQUITIES, ET AL - Request for a Tentative Map for a 171-LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION on 18.69 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 8 – TMP-2296

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1937) and the Lone Mountain West Master Development Plan and Design Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
7. The proposed 29-foot wide private drives shall be separated from the private streets by a mountable curb.
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. We note that the access street connecting this subdivision to Cliff Shadows Parkway must be relocated to be offset a minimum of 220 feet from Peaceful Dawn Avenue. All gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222A.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1936 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 8 – TMP-2296

CONDITIONS - Continued:

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2303 - RANCHO 25 - US HOME CORPORATION ON BEHALF OF VIVINIAN O'HARE - Request for a Tentative Map for a 250-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.91 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone [MLA (Medium-Low Attached Density Residential - Town Center) land use designation], Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 9 – TMP-2303

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2035) and the Town Center Development Standards.
3. The combined height of any perimeter wall shall not exceed eight feet, measured on the side with the least vertical exposure.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Dedicate 40 feet of right-of-way adjacent to this site for Tee Pee Lane and dedicate a 54 foot radius at the southwest corner of Tee Pee Lane and the Frontage Road (Oso Blanca Road).
8. The private street curvatures are acceptable as presented on this Tentative Map. The curvature of Tee Pee Lane must meet American Association of State Highway and Transportation Officials (AASHTO) standards of curvature for 30 miles per hour speed.
9. Site development to comply with all applicable conditions of approval for SDR-2035 and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2311 - IRON MOUNTAIN RANCH VILLAGE 11 - KB HOME OF NEVADA, INC. ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE LIMITED LIABILITY COMPANY - Request for a Tentative Map for a 144-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on approximately 41.26 acres adjacent to the southeast corner of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 10 – TMP-2311

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. Approval of a Variance to reduce the amount of required open space for this development.
3. All development shall conform to the Conditions of Approval for Rezoning (Z-0022-01), Site Development Plan Review [Z-0022-01(1)], Review of Condition [Z-0022-01(2)], and the Iron Mountain Ranch Master Plan Development Standards.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 10 – TMP-2311

CONDITIONS – Continued:

9. Site development to comply with all applicable conditions of approval for Z-22-01 and all subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2316 - GRAND CANYON TERRACES - RICHMOND AMERICAN HOMES ON BEHALF OF G T 2000 INC. - Request for a Tentative Map for a 200-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.94 acres adjacent to the east side of Grand Canyon Drive approximately 1,950 feet north of Grand Teton Drive (APN: a portion of 125-07-701-003), R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 11 – TMP-2316

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-1845), Major Deviation (DEV-1850), and the Grand Canyon Village Master Development Plan and Design Standards.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all street names and all approved typical lot setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. The modified knuckles and street curvature as presented on the Tentative Map dated 4/22/03 and accepted by Public Works, is hereby approved as a Deviation From Standards and may be incorporated into the construction drawings and Final Map.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 11 – TMP-2316

CONDITIONS - Continued:

9. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sanitary sewer to the north edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
10. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-1845 and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2267 - F & F PARTNERS, ET AL - Request for a Reinstatement and Extension of Time on an approved Rezoning (Z-0019-01) FROM: R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) TO: C-1 (Limited Commercial) on 31.7 acres adjacent to the northwest corner of Centennial Parkway and Decatur Boulevard (APN: 125-24-802-003, 004, 007, 010, and 011), PROPOSED USE: COMMERCIAL CENTER, Ward 6 (Mack).

C.C. 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

To be heard by the City Council on 7/16/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 12 – EOT-2267

CONDITIONS - Continued:

Planning and Development

1. This Reinstatement and Extension of Time will expire on June 20, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Rezoning (Z-0019-01) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2302 - FURNITURE MART LAND HOLDINGS, LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Site Development Plan Review [Z-0100-97(3)] FOR A 1,300,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT (WORLD MARKET CENTER) WITH A WAIVER OF THE OFF-STREET PARKING REQUIREMENTS on 20.00 acres adjacent to the northwest corner of Bonneville Avenue and Grand Central Parkway (APN: 139-33-610-004), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C. 07/16/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – UNANIMOUS with McSWAIN abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

To be heard by the City Council on 7/16/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 13 – EOT-2302

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on May 16, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Site Development Plan Review [Z-0100-97(3)] and all site-related actions as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2389 - EBENEZER CHURCH OF GOD IN CHRIST - Request for an Extension of Time of an approved Site Development Plan Review (SD-0066-00) and a Waiver of the Required Landscaping FOR A PROPOSED 10,864 SQUARE FOOT ADDITION TO AN EXISTING CHURCH at 1072 West Bartlett Avenue (APN: 139-21-510-162, 163, 204 and 205), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

C.C. 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

To be heard by the City Council on 7/16/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 14 – EOT-2389

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Site Development Plan Review shall expire on 06/12/05 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of Site Development Plan Review [SD-0066-00].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

EOT-2408 - DAVE MASON, ET AL - Request for an Extension of Time of an approved Rezoning (Z-0013-01) FROM: R-E (Residence Estates) TO: P-R (Professional Office and Parking) on 2.85 adjacent to the east side of Rancho Drive, approximately 300 feet south of Charleston Boulevard (APN: 162-04-101-021), PROPOSED USE: 30,058 SQUARE FOOT OFFICE COMPLEX, Ward 1 (M. McDonald).

C.C. 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

To be heard by the City Council on 7/16/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 15 – EOT-2408

CONDITIONS:

Planning and Development

1. This Extension of Time of an approved Site Development Plan Review shall expire on 06/20/05 unless it is exercised or an Extension of Time is granted by the City Council.
2. Compliance with all Conditions of Approval of Rezoning [Z-0013-01].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

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DISCUSSION

SUBJECT:

ANX-2256 - SHIRON CORPORATION - Petition to Annex property generally located on the northwest corner of Monte Cristo Way and Centennial Parkway, containing approximately 0.94 acres (APN: 125-22-407-008), Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

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DISCUSSION

SUBJECT:

ANX-2355 - CITY OF LAS VEGAS - Petition to Annex property generally located on the north side of Regena Avenue, 337 feet east of El Capitan Way, containing 0.52 acres, Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1-6 and 8 through 17 subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Items 1, 3, 9, 10, and 11 as her firm is presently under contract with each of these companies

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:18)

1-347

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-2208 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 397,244 SQUARE FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS ARE REQUESTED TO ELIMINATE THE LANDSCAPING WITHIN THE ANN ROAD MEDIAN, TO ALLOW THE HARDSCAPE AREAS WITHIN THE AMENITY ZONE EVERY 600 FEET ALONG CENTENNIAL CENTER BOULEVARD WHERE 105 FEET IS THE MAXIMUM PERMITTED, TO ALLOW PARKING ADJACENT TO THE RIGHT-OF-WAY, TO ALLOW 50% SCREENING OF THE MECHANICAL INSTALLATIONS ALONG CENTENNIAL CENTER BOULEVARD WHERE 100% IS REQUIRED, TO ALLOW LESS THEN 60% OF THE BUILDINGS TO THE BUILD-TO-LINE, AND TO ALLOW DOORWAYS TO BE MORE THEN EVERY 50 FEET ALONG A BUILDING FAÇADE THAT FRONTS A STREET OR PLAZA AREA on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-009 and 010), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

94

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petitions of Protest with 70 signatures
5. Submitted at meeting: Proposed Additional Conditions

MOTION:

NIGRO - APPROVED subject to conditions with the Deletion of Condition 17 and amending the following conditions:

4. Construct a six foot high decorative wall along the Ann Road frontage. Provide a minimum 15 foot wide landscaped planter outside the wall with 24 inch box trees 30 feet on center as indicated on the site development plan. *This wall may be designed to include a berm to increase overall height and screening, to the satisfaction of Planning and Development staff prior to review by City Council.*

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 18 – SDR-2208

MOTION – Continued:

Condition 23 to include internal circulation of truck traffic within the scope of the Traffic Impact Analysis.

And adding the following condition:

- *A waiver to the spacing of amenity zones from 105 feet to 600 feet along Centennial Parkway is granted.*

UNANIMOUS with TRUESDELL abstaining because his firm has a business relationship with Centennial Gateway, LLC

To be heard by the City Council on 7/16/2003, Not to be Heard before 4:00 P.M.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEYS KAEMPFER'S and LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that Items 18 through 28 and including Item 80 were all held in abeyance at the previous meeting to enable the applicant to resolve a number of issues that were concerns with not only the neighborhood and staff but also with the Commission.

Specifically, MR. CLAPSADDLE stated that there was lengthy discussion regarding the landscaping and the vacation of Buffalo Drive. In the interim, the applicant submitted a revised Site Plan. MR. CLAPSADDLE specified each of the differences between the revised Site Plan and the original Site Plan. Regarding the building located on the west perimeter adjacent to Buffalo Drive, the applicant has revised plans to relocate that building to Centennial Parkway Center; therefore presenting no further concerns regarding the Residential Adjacency Standards for that building. On the south side of Centennial Parkway is located an L-shaped office. Staff questioned the height of that building and whether it was in compliance with the Residential Adjacency Standards. It is now known that that building will be 39 feet in height, maintaining a setback of 117 feet from the residentially-zoned property to the west of the site.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 18 – SDR-2208

MINUTES – Continued:

Landscaping along the west property line was also a concern. The applicant has proposed a 5-foot wide landscape planter, a 10-foot multi-use trail then another 5-foot planter, a total width of 20-feet. Concerning the area along Ann Road, staff has specified by condition what landscaping must be installed in accordance with Town Center design standards. Regarding the landscaping of the Ann Road median, Condition 2 of the Site Development Plan outlines all requirements and responsibilities of the developer if a median is required. Staff had no objections to any of the other special use permits but MR. CLAPSADDLE did emphasize that regarding the outdoor sales, no outdoor storage is permitted and only retail products may be sold by retailers who lease space in this project. Finally, MR. CLAPSADDLE briefly recapped the waivers to the Town Center Standards as it pertained to the build-to-line being met and the stamped concrete every 105 feet.

ATTORNEYS CHRIS KAEMPFER and JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. ATTORNEY LAZOVICH concurred with MR. CLAPSADDLE'S presentation and offered to highlight specific items for clarification. She did provide additional information regarding the vacation of the Buffalo alignment and the landscape buffer as it pertained to the neighborhood's concerns. ATTORNEY LAZOVICH clarified the developer's position relating to the Ann Road median and regarding issues brought forward by residents of the Painted Desert community, she stated that they have analyzed each of the concerns and have made a number of modifications to resolve those matters. She also provided information relating to traffic mitigation as determined by the City's Traffic Impact Analysis. ATTORNEY KAEMPFER commented that the developer has addressed all of the concerns and felt confident that all of the issues have been adequately addressed. He asked for approval of all of the applications.

The following individuals appeared to voice their objections: ROBERT ALLISON, 7841 Mission Point Avenue; REGINALD HREN, 5728 Desert Skyway; KIM KALLFELZ, 7608 Valley Green; CONNIE ROGERS, 5728 Desert Skyway; SOPHIA WINSOR, 7616 Raven Hills Drive; VICTOR NORLAN, 7636 Cross Lane; THERESA CORDES, 5700 Heatherwood; CHRIS PIPER, 5700 Cliff Pointe Court; CAROL HARRINGTON, 7624 Valley Green; WENDY SHAEFFER, 5600 Dawn Brook; JOHN KOLMER, 7637 Desert Breeze; MARILYN CRAW, 5724 Heatherwood; BARBARA MARTINEZ, 7645 Rolling View Drive; GARRET TRUBERT, 7600 Cross Lane; TODD FARLOW, 240 North 19th Street; DOLLY MILLER, Timberlake resident; SIDNEY McCOMB, 5601 Desert Creek Way; and CHUCK ATKINSON, President of Golden West Management Corporation.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 18 – SDR-2208

MINUTES – Continued:

Among their concerns, they voiced objections to the increase in traffic congestion and accidents, the vacation of Buffalo Drive as well as inadequate buffering between the residential and commercial, concerns regarding delivery truck turnarounds, noise, headlight intrusion, fumes, idling and noise. A number of people did feel that the developer, having met with some of the neighbors, did attempt to make numerous revisions. One gentleman spoke with the Department of Transportation and was told that there are future plans for a median on Ann Road. Regarding the sanitation trucks, there was concern about the location of the dumpsters and whether there would be adequate space for the trucks to ingress and egress. People questioned whether the applicant already had tenants for the supper clubs and the drive thru, objected to any signage on the rear of buildings fronting Ann Road and maintained that their property values would deflate.

ATTORNEY LAZOVICH clarified that the City of Las Vegas quitclaimed the interest in the Desert Breeze alignment over to the Nevada Department of Transportation, which was recorded. However, it appears that the County Assessor's Office has no record of that transaction and therefore the applicant in order to set the records straight has agreed to vacate that alignment.

ATTORNEY LAZOVICH expressed the developer's intention to redesign Buffalo Drive specifically to eliminate any landlock.

BART ANDERSON, Public Works Department, responding to VICE CHAIRMAN QUINN'S query, replied that NDOT does control the overpass to the Buffalo alignment.

ATTORNEY KAEMPFER responded to some of the comments and clarified for the record the following items: the delivery hours will be limited between 7:00 a.m. and 10:00 p.m.; truck turnarounds have been eliminated. Truck access into the Center will be at specified locations for separate entrance and exit. ATTORNEY KAEMPFER also offered an additional suggestion that a berm be created along Ann Road with a wall placed on top of it to give the appearance of a 10-foot high wall. He stated he would be more than willing to work out the details with staff. He closed by saying that his client does appreciate the comments and has tried to be sensitive to all issues.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 18 – SDR-2208

MINUTES – Continued:

VICE CHAIRMAN QUINN asked whether the applicant might be willing to extend that landscape-topped berm along Buffalo. COMMISSIONER GALATI expressed apprehension because of the security factor and VICE CHAIRMAN QUINN replied that his main concern was in regard to truck screening and truck noise. COMMISSIONER GOYNES questioned the waiver of the screening and was informed that the developer plans to do the mechanical screening specifically on the portion that would be exposed to view from the roadway. Not only would this process prevent any view of the mechanical equipment but it would enable the utility company to gain access without destroying the landscaping. COMMISSIONER GALATI explicitly pointed out that all mechanical equipment would be located on the ground and absolutely none would be mounted on the rooftops nor running along the sides of the buildings.

Relating to individual comments regarding the backs of buildings, COMMISSIONER GALATI disagreed explaining that he perceived the drawings to be quality architecture that wraps around the entire structure. He stressed that the applicant has done an admirable job at attempting to address and resolve each issue. Moving on to comments regarding the Desert Breeze Street, COMMISSIONER GALATI first asked whether there are plans for signalization for Buffalo that would intermittently lessen the volume of traffic on Ann Road yet benefiting the residents of Painted Desert. He asked if the increase in traffic alone would not warrant having traffic signals on Ann Road to provide the adjacent residents safe access into and from their subdivision. MR. ANDERSON stated that if a signal were installed at that intersection it would actually hamper progression on Ann Road. He went on to detail the specific requirements that determine whether signalization can be accomplished.

COMMISSIONER GALATI went on to explain the various types of development and its effect on traffic. He recommended the following added conditions (1) Idling of trucks will be prohibited and (2) There will be no outside storage. He also commented on truck traffic on Buffalo and felt that issue still needs to be addressed especially as it impacts the residences on the corner of Buffalo. MR. ANDERSON commented that if a driveway were located to the east so that it accessed Ann Road, it would cause the trucks to attempt U-turns on Ann Road at the anticipated median break. He noted that truck traffic could be redirected to Centennial Center Drive. ATTORNEY KAEMPFER committed to looking into solutions and working with staff.

COMMISSIONER McSWAIN agreed with COMMISSIONER GALATI and commented on the suggestion to construct a block wall and felt a wall with wrought iron would be more aesthetically pleasing. She also asked about the location of the dumpsters and ATTORNEY LAZOVICH pointed out each of the locations on the site plan.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 18 – SDR-2208

MINUTES – Continued:

COMMISSIONER NIGRO again touched on the subject of truck traffic into and out of the project and also asked for clarification that some of the hardscape would be replaced with more landscaping. He asked whether the Fire, Planning and Public Works departments would have to agree to the installation of the crash gates. MR. ANDERSON affirmed that staff would have no problem with the concept of the crash gates but approval would be contingent upon a traffic study being conducted and actual installation would require approval from the appropriate departments. In finalizing, COMMISSIONER NIGRO stated that the property owner, has not only met but has exceeded many of the Town Center Standards governing this site, complimented the adjacent residents for their involvement that will ultimately result in a quality commercial project.

VICE CHAIRMAN QUINN also agreed with the comments of his colleagues. He recommended the applicant further analyze and mitigate the truck noise and the idling perhaps by providing some sort of truck screening. He asked for assurance that handicap parking would be provided and finally, acknowledging the premium cost for installation, agreed that staff should definitely look at traffic signals for that intersection.

Regarding a motion to add a condition prohibiting truck idling, DEPUTY CITY ATTORNEY BRYAN SCOTT stated that it would be a difficult task to enforce. ROBERT GENZER, Director of Planning and Development Department, reaffirmed it would be impossible to impose that condition and recommended the developer handle that directly with the shopping center. MR. ANDERSON, for the record, stated that the previous site plan did not indicate any driveway onto Buffalo Drive and looking at the revised site plan, he deducted that the location for the proposed driveway is too close to Ann Road to support any semi-truck left turnouts and he did not believe that proposal would work. He asked that the record reflect that approval of the Site Plan did not constitute approval of the proposed driveway.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [SDR-2208], Item 19 [SUP-2209], Item 20 [SUP-2211], Item 21 [SUP-2212], Item 22 [SUP-2214], Item 23 [SUP-2215], Item 24 [SUP-2216], Item 25 [SUP-2217], Item 26 [VAC-2204], Item 27 [VAC-2205], Item 28 [VAC-2206] and Item 80 [TMP-2202] was held under Item 18 [SDR-2208].

(6:26 – 8:35)

1-693

RECESS FROM 8:20 P.M.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 18 – SDR-2208

CONDITIONS:

Planning and Development

1. This Site Development Plan shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted.
2. If a median is required in the Ann Road right-of-way by the Department of Public Works, the applicant shall be responsible for the installation of landscaping for the portion of the median fronting this project.
3. Provide a minimum 20 foot wide landscaped planter area between the commercial and residential areas along the west property line with minimum 24 inch box trees 20 feet on center. The required 10 foot wide multi-use trail is to be constructed within the landscaped planter area, according to the Town Center Design Standards.
4. Construct a six foot high decorative wall along the Ann Road frontage. Provide a minimum 15 foot wide landscaped planter outside the wall with 24 inch box trees 30 feet on center as indicated on the site development plan.
5. A berm and/or enhanced landscaping shall be provided along the frontage of Centennial Center Boulevard where parking spaces directly abut the street.
6. A waiver is granted from the requirement to provide 100% screening of mechanical installations on the ground. All mechanical equipment shall be screened on at least two sides.
7. A waiver is granted from the build-to-line requirement.
8. A waiver is granted from the requirement to have doorways every 50 feet of a building façade.
9. Development shall conform to all other standards of the Town Center Design Manual.
10. Development shall be in conformance with the site plan and building elevations. Each building shall be subject to administrative site plan review prior to issuance of a building permit.
11. Development shall conform to the Residential Adjacency Standards of Title 19.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 18 – SDR-2208

CONDITIONS – Continued:

12. A Site Development plan for the parcel depicted as future development shall be approved by the Planning Commission and City Council prior to construction of that portion of the development.
13. Outdoor seating in accordance with the Town Center Development Standards will be provided.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. Construct all incomplete full-width street improvements on Centennial Center Boulevard running through this site concurrent with development of this site. Construct all incomplete half-street improvements on Ann Road and Buffalo Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal systems concurrent with development of this site.

Public Works

16. Approval of this site plan is contingent upon approval by the Nevada Department of Transportation (NDOT) of the traffic mitigation measures proposed by the developer. If not approved by NDOT a revised site plan must be submitted.
17. Construct all incomplete full-width street improvements on Centennial Center Boulevard running through this site concurrent with development of this site. Construct all incomplete half-street improvements on Ann Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal systems concurrent with development of this site.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 18 – SDR-2208

CONDITIONS – Continued:

19. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in Centennial Center Boulevard in an alignment to a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
20. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
21. Landscape and maintain all unimproved rights-of-way on Ann Road and Centennial Center Boulevard adjacent to this site.
22. Submit an Encroachment Agreement for all landscaping and private improvements located in the Ann Road and Centennial Center Boulevard public rights-of-way adjacent to this site prior to occupancy of this site.
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 18 – SDR-2208

CONDITIONS – Continued:

the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site

24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-2209 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR OUTDOOR SALES in conjunction with a commercial development adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-009 and 010), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

63

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petitions of Protest with 70 signatures
5. Submitted at meeting: Proposed Additional Conditions

MOTION:

NIGRO - APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because his firm has a business relationship with Centennial Gateway, LLC

To be heard by the City Council on 7/16/2003, Not to be Heard before 4:00 P.M.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEYS KAEMPFER'S and LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 19 – SUP-2209

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [SDR-2208], Item 19 [SUP-2209], Item 20 [SUP-2211], Item 21 [SUP-2212], Item 22 [SUP-2214], Item 23 [SUP-2215], Item 24 [SUP-2216], Item 25 [SUP-2217], Item 26 [VAC-2204], Item 27 [VAC-2205], Item 28 [VAC-2206] and Item 80 [TMP-2202] was held under Item 18 [SDR-2208].

(6:26 – 8:35)

1-693

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval is limited to Outdoor Sales only. Any Outdoor Storage will require an additional Special Use Permit.
3. Only retail items may be displayed outdoors.
4. Outdoor sale areas shall not be used for the permanent display of products. All retail items displayed outdoors shall be made available for sale.
5. Tenants within the commercial development are the only businesses authorized to conduct outdoor sales. Tenants that participate in outdoor sales shall only offer products that the business is currently licensed to sell. Tenants shall not contract with a third-party to conduct an outdoor sale for products that the tenant is not licensed to sell.
6. All other temporary uses or special community events shall be subject to the Temporary Commercial Permit requirements within the Town Center Development Standards manual and Title 19.
7. Temporary signage in conjunction with outdoor sales shall be subject to the requirements within in the Town Center Development Standards manual and Title 19.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 19 – SUP-2209

CONDITIONS – Continued:

8. The display of retail items shall not impede vehicular or pedestrian traffic.
9. Approval and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2208).
10. Additional conditions pertaining to this use may be imposed under future Site Development Plan Reviews for each pad site.
11. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - SUP-2211 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH adjacent to the west side of Centennial Center Boulevard, approximately 500 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

63

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petitions of Protest with 70 signatures
5. Submitted at meeting: Proposed Additional Conditions

MOTION:

NIGRO - APPROVED subject to conditions – UNANIMOUS with TRUEDELL abstaining because his firm has a business relationship with Centennial Gateway, LLC

To be heard by the City Council on 7/16/2003, Not to be Heard before 4:00 P.M.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEYS KAEMPFER'S and LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 20 – SUP-2211

MINUTES - Continued

NOTE: All discussion for Item 18 [SDR-2208], Item 19 [SUP-2209], Item 20 [SUP-2211], Item 21 [SUP-2212], Item 22 [SUP-2214], Item 23 [SUP-2215], Item 24 [SUP-2216], Item 25 [SUP-2217], Item 26 [VAC-2204], Item 27 [VAC-2205], Item 28 [VAC-2206] and Item 80 [TMP-2202] was held under Item 18 [SDR-2208].

(6:26 – 8:35)

1-693

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2208).
3. Drive-through lanes shall not wrap around more than two sides of the building and cannot encroach upon the required landscaping.
4. Additional conditions pertaining to this use may be imposed under future Site Development Plan Reviews for this pad site.
5. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-2212 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH adjacent to the east side of Centennial Center Boulevard, approximately 300 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

63

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petitions of Protest with 70 signatures
5. Submitted at meeting: Proposed Additional Conditions

MOTION:

NIGRO - APPROVED subject to conditions – UNANIMOUS with TRUESELLE abstaining because his firm has a business relationship with Centennial Gateway, LLC

To be heard by the City Council on 7/16/2003, Not to be Heard before 4:00 P.M.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEYS KAEMPFER'S and LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 21 – SUP-2212

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [SDR-2208], Item 19 [SUP-2209], Item 20 [SUP-2211], Item 21 [SUP-2212], Item 22 [SUP-2214], Item 23 [SUP-2215], Item 24 [SUP-2216], Item 25 [SUP-2217], Item 26 [VAC-2204], Item 27 [VAC-2205], Item 28 [VAC-2206] and Item 80 [TMP-2202] was held under Item 18 [SDR-2208].

(6:26 – 8:35)

1-693

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2208).
3. Drive-through lanes shall not wrap around more than two sides of the building and cannot encroach upon the required landscaping.
4. Additional conditions pertaining to this use may be imposed under future Site Development Plan Reviews for this pad site.
5. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-2214 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the east side of Centennial Center Boulevard, approximately 880 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

63

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petitions of Protest with 70 signatures
5. Submitted at meeting: Proposed Additional Conditions

MOTION:

NIGRO - APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because his firm has a business relationship with Centennial Gateway, LLC

To be heard by the City Council on 7/16/2003, Not to be Heard before 4:00 P.M.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEYS KAEMPFER'S and LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 22 – SUP-2214

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [SDR-2208], Item 19 [SUP-2209], Item 20 [SUP-2211], Item 21 [SUP-2212], Item 22 [SUP-2214], Item 23 [SUP-2215], Item 24 [SUP-2216], Item 25 [SUP-2217], Item 26 [VAC-2204], Item 27 [VAC-2205], Item 28 [VAC-2206] and Item 80 [TMP-2202] was held under Item 18 [SDR-2208].

(6:26 – 8:35)

1-693

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all Minimum Requirements under the Town Center Development Standards for a Supper Club use.
3. Approval and conformance to the Conditions of Approval Site Development Plan Review (SDR-2208).
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-2215 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the east side of Centennial Center Boulevard, approximately 860 feet north of Ann Road (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

63

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petitions of Protest with 70 signatures
5. Submitted at meeting: Proposed Additional Conditions

MOTION:

NIGRO - APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because his firm has a business relationship with Centennial Gateway, LLC

To be heard by the City Council on 7/16/2003, Not to be Heard before 4:00 P.M.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEYS KAEMPFER'S and LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 23 – SUP-2215

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [SDR-2208], Item 19 [SUP-2209], Item 20 [SUP-2211], Item 21 [SUP-2212], Item 22 [SUP-2214], Item 23 [SUP-2215], Item 24 [SUP-2216], Item 25 [SUP-2217], Item 26 [VAC-2204], Item 27 [VAC-2205], Item 28 [VAC-2206] and Item 80 [TMP-2202] was held under Item 18 [SDR-2208].

(6:26 – 8:35)

1-693

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all Minimum Requirements under the Town Center Development Standards for a Supper Club use.
3. Approval and conformance to the Conditions of Approval Site Development Plan Review SDR-2208.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-2216 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the west side of Centennial Center Boulevard, approximately 775 feet north of Ann Road (APN: 125-27-401-009), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

63

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petitions of Protest with 70 signatures
5. Submitted at meeting: Proposed Additional Conditions

MOTION:

NIGRO - APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because his firm has a business relationship with Centennial Gateway, LLC

To be heard by the City Council on 7/16/2003, Not to be Heard before 4:00 P.M.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEYS KAEMPFER'S and LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 24 – SUP-2216

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [SDR-2208], Item 19 [SUP-2209], Item 20 [SUP-2211], Item 21 [SUP-2212], Item 22 [SUP-2214], Item 23 [SUP-2215], Item 24 [SUP-2216], Item 25 [SUP-2217], Item 26 [VAC-2204], Item 27 [VAC-2205], Item 28 [VAC-2206] and Item 80 [TMP-2202] was held under Item 18 [SDR-2208].

(6:26 – 8:35)

1-693

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all Minimum Requirements under the Town Center Development Standards for a Supper Club use.
3. Approval and conformance to the Conditions of Approval Site Development Plan Review SDR-2208.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-2217 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB adjacent to the northeast corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

63

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petitions of Protest with 70 signatures
5. Submitted at meeting: Proposed Additional Conditions

MOTION:

NIGRO - APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because his firm has a business relationship with Centennial Gateway, LLC

To be heard by the City Council on 7/16/2003, Not to be Heard before 4:00 P.M.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEYS KAEMPFER'S and LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 25 – SUP-2217

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [SDR-2208], Item 19 [SUP-2209], Item 20 [SUP-2211], Item 21 [SUP-2212], Item 22 [SUP-2214], Item 23 [SUP-2215], Item 24 [SUP-2216], Item 25 [SUP-2217], Item 26 [VAC-2204], Item 27 [VAC-2205], Item 28 [VAC-2206] and Item 80 [TMP-2202] was held under Item 18 [SDR-2208].

(6:26 – 8:35)

1-693

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all Minimum Requirements under the Town Center Development Standards for a Supper Club use.
3. Approval and conformance to the Conditions of Approval Site Development Plan Review (SDR-2208).
4. All City Code requirements and design standards of all City departments must be satisfied.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VAC-2204 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request to vacate a roadway easement for Buffalo Drive, north of Ann Road, Ward 6 (Mack).

SET DATE: 07/02/03 C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

61

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petitions of Protest with 70 signatures
5. Submitted at meeting: Proposed Additional Conditions

MOTION:

NIGRO - APPROVED subject to conditions – UNANIMOUS with TRUESELL abstaining because his firm has a business relationship with Centennial Gateway, LLC

To be heard by the City Council on 7/16/2003, Not to be Heard before 4:00 P.M.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEYS KAEMPFER'S and LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 26 – VAC-2204

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [SDR-2208], Item 19 [SUP-2209], Item 20 [SUP-2211], Item 21 [SUP-2212], Item 22 [SUP-2214], Item 23 [SUP-2215], Item 24 [SUP-2216], Item 25 [SUP-2217], Item 26 [VAC-2204], Item 27 [VAC-2205], Item 28 [VAC-2206] and Item 80 [TMP-2202] was held under Item 18 [SDR-2208].

(6:26 – 8:35)

1-693

CONDITIONS:

1. Provide a plan acceptable to the City Engineer that indicates how the remaining portion of Buffalo Drive will be developed prior to recordation of an Order of Vacation for this site. All improvements necessary to enact such plan shall be the responsibility of this developer, and appropriate additional dedications, encroachment agreements and/or maintenance agreements shall be submitted if required.
2. Coordinate with the Nevada Department of Transportation (NDOT) and the Right-of-Way Section of the City of Las Vegas Department of Public Works to resolve issues related to title and jurisdiction prior to recordation of an Order of Vacation for this site. Additional NDOT abandonment procedures may be required to completely eliminate public interest in this property.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. The Order of Vacation along the Buffalo Drive alignment shall be modified to exclude that portion necessary for Centennial Center Boulevard.
5. A 20 foot wide public sewer easement in the Buffalo Drive alignment centered about the existing sewer main shall be retained or provided unless a plan to relocate such sewer is submitted to and approved by the Department of Public Works. Such sewer relocation, if proposed, shall be constructed and operational prior to recordation of the Order of Vacation for this site.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 26 – VAC-2204

CONDITIONS – Continued:

6. An access easement in favor of the Desert Creek subdivision to the west of this site shall be retained adjacent to the Desert Breeze Avenue entrance unless an alternate access plan for the subdivision acceptable to the Department of Public Works is submitted and approved prior to the recordation of an Order of Vacation.
7. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Site Development Review Application SDR-2208 may be used to satisfy this condition.
8. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required
9. All development shall be in conformance with code requirements and design standards of all City departments.
10. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that modification to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
11. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VAC-2205 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request to vacate portions of Centennial Center Boulevard, north of Ann Road, Ward 6 (Mack).

SET DATE: 07/02/03 C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

61

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petitions of Protest with 70 signatures
5. Submitted at meeting: Proposed Additional Conditions

MOTION:

NIGRO - APPROVED subject to conditions – UNANIMOUS with TRUESELL abstaining because his firm has a business relationship with Centennial Gateway, LLC

To be heard by the City Council on 7/16/2003, Not to be Heard before 4:00 P.M.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEYS KAEMPFER'S and LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 27 – VAC-2205

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [SDR-2208], Item 19 [SUP-2209], Item 20 [SUP-2211], Item 21 [SUP-2212], Item 22 [SUP-2214], Item 23 [SUP-2215], Item 24 [SUP-2216], Item 25 [SUP-2217], Item 26 [VAC-2204], Item 27 [VAC-2205], Item 28 [VAC-2206] and Item 80 [TMP-2202] was held under Item 18 [SDR-2208].

(6:26 – 8:35)

1-693

CONDITIONS:

1. Coordinate with the Nevada Department of Transportation (NDOT) and the Right-of-Way Section of the City of Las Vegas Department of Public Works to resolve issues related to vacation boundaries and jurisdiction prior to recordation of an Order of Vacation for this site. Additional dedication, NDOT abandonment procedures and/or relocation of control of access along Ann Road may be required to completely process this Petition of Vacation. Staff is authorized to modify the exact boundaries of this Vacation request to accommodate technical concerns of City Public Works and NDOT.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Site Development Review Application SDR-2208 may be used to satisfy this condition.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required
5. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 27 – VAC-2205

CONDITIONS – Continued:

6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that modification to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VAC-2206 - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request to vacate a portion of Desert Breeze Avenue, between Buffalo Drive and Centennial Center Boulevard, Ward 6 (Mack).

SET DATE: 07/02/03 C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

61

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petitions of Protest with 70 signatures
5. Submitted at meeting: Proposed Additional Conditions

MOTION:

NIGRO - APPROVED subject to conditions and Deleting Condition 3 – UNANIMOUS with TRUESDELL abstaining because his firm has a business relationship with Centennial Gateway, LLC

To be heard by the City Council on 7/16/2003, Not to be Heard before 4:00 P.M.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEYS KAEMPFER'S and LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 28 – VAC-2206

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [SDR-2208], Item 19 [SUP-2209], Item 20 [SUP-2211], Item 21 [SUP-2212], Item 22 [SUP-2214], Item 23 [SUP-2215], Item 24 [SUP-2216], Item 25 [SUP-2217], Item 26 [VAC-2204], Item 27 [VAC-2205], Item 28 [VAC-2206] and Item 80 [TMP-2202] was held under Item 18 [SDR-2208].

(6:26 – 8:35)

1-693

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. The Order of Vacation shall exclude any portion of this roadway within the Buffalo Drive alignment; the vacation of public rights in Buffalo Drive will be determined by VAC-2204.
3. An access easement in favor of the Desert Creek subdivision to the west of this site shall be retained unless an alternate access plan for the subdivision acceptable to the Department of Public Works and the Homeowner's Association of the Desert Creek subdivision is submitted and approved prior to the recordation of an Order of Vacation.
4. An access easement in favor of the Desert Creek subdivision to the west of this site shall be retained adjacent to the Desert Breeze Avenue entrance unless an alternate access plan for the subdivision acceptable to the Department of Public Works is submitted and approved prior to the recordation of an Order of Vacation.
5. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 28 – VAC-2206

CONDITIONS – Continued:

6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that modification to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-1856 - JAMES PINJUV, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 33 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT and to allow 3.35 dwelling units per acre WITHIN A 5.07 ACRE RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 DWELLING UNITS PER ACRE IS PERMITTED on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, remarked that the applicant has requested both Item 29 [SDR-1856] and companion Item 50 [VAR-2275] be Withdrawn Without Prejudice. MR. CLAPSADDLE stated that he conversed with MR. PINJUV, the applicant, who was unsure if he would be able to attend the meeting but there is a letter of request on file with the Planning Department.

DR. SCHEWERS, 7180 West Azure Drive, concurred with the applicant's request to withdraw. She noted that MR. PINJUV had held a meeting with the neighbors as recommended by the Planning Commission and hoped that if he submits new plans, he will again meet with the residents.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 29 – SDR-1856

MINUTES:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 29 [SDR-1856] and Item 50 [VAR-2275] was held under Item 29 [SDR-1856].

(6:05 – 6:11)

1-150

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VAC-0074-02 - PALM MORTUARY, INC. - Petition to vacate Rome Boulevard and Maverick Street generally located west of Jones Boulevard and south of Deer Springs Way, Ward 6 (Mack).

SET DATE: 07/02/03 C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has asked to withdraw the application as a result of action taken by the County. MR. CLAPSADDLE confirmed having spoken to all parties concerned but was not certain whether they would be present at this meeting.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:11 - 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-1962 - CLARK COUNTY SCHOOL DISTRICT - Request for a Rezoning From: U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] TO: C-V (Civic) Zone on 40 acres adjacent to the southeast corner of Grand Teton Drive and Buffalo Drive (APN: 125-15-101-002), Proposed Use: High School, Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

112

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Protest with 87 signatures
5. Submitted at meeting: Mailing list of 419 names

MOTION:

McSWAIN – TABLED – UNANIMOUS with QUINN abstaining as his firm is currently in litigation with the Clark County School District.

MINUTES:

NOTE: Subsequent to the meeting, a Combined Verbatim Transcript of Item 31 and Item 32 was made a part of the Final Minutes under Item 31.

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, briefly summarized the applications explaining that the zoning is compatible with the General Plan. He understood that the proposed project is for a high school with an estimated enrollment of 799 students. Regarding the parking, the applicant will provide 849 parking spaces.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 31 – ZON-1962

MINUTES – Continued:

CAROL BAILEY, Clark County School District Site Development Planner, gave a brief overview of the School District's goal to meet the educational needs of all students. She briefly explained that when sites are selected for future schools, a lot of consideration and planning is taken into account. Placement of schools depends on a viable working relationship with the local government bodies, developers and landowners. She referenced the public's reaction to circumstances that are sometimes beyond the School District's control.

Representing the Architectural firm of TATE-SNYDER-KENZIE was JOHN RAPPELL along with the School District's Civil Engineer, CLAYTON NELSON. MS. BAILEY submitted copies of the mailing list to whom notices were sent out to.

Each of the speakers listed below appeared in opposition to the location of the proposed high school citing such concerns as increase in traffic and crime, anticipation of students using neighborhood streets as shortcuts, devaluation of property, invasion of privacy for those homes that back up to the proposed school and dissatisfaction regarding the School District's attempt to notify the surrounding communities just two weeks before the meeting was held. A number of individuals stated that they were told that the vacant land would be agricultural and no residential would be placed on that piece of property. Having a school, they felt, would be just as bad. Speakers took issue regarding invasion of their privacy with some indicating that they currently have problems with young folk trespassing on their properties, littering the streets and lawns. Neighbors believed the traffic analysis report to be flawed as it was conducted during a period when schools had been let out for the holidays and the normal traffic flow was significantly reduced. Several of the neighbors expressed their disappointment at having been told that the area would be rural-agricultural and so having a school proposed, they felt they were misrepresented. Two residents suggested the site be developed as an elementary school rather than a high school and another speaker recommended a library be constructed instead.

The speakers who opposed this project are: JONATHAN BOARD, 7628 Certitude Avenue; SANDRA TAYLOR, 7460 Real Quiet Drive; PHILLIPE JARAMILLO, 7480 Grassy Field Court; INFIOK UKPONG, 7431 Bachelors Button Drive; CHARLES GORLICK, 7444 Grassy Field Court; JENNIFER GRANT, 7613 Lowe Avenue; TRICIA GORLEK, 7444 Grassy Field Court; RONALD WICKLIFFE, 7629 Donald Nelson Avenue; ROBERT RAMAGE, 7450 Real Quiet Drive; JIM FOYTIK, 7771 Shire Court; DIANA WALTHERS, 7440 Real Quiet Drive; JOHN TAYLOR, 7460 Real Quiet Drive; JACKIE RICHARDSON, 7231 Bachelors Button Drive; SCOTT RICHARDSON, 7231 Bachelors Button Drive; MICHAEL BRUCE, Real Quiet Drive; SHARON LITZENBARTH, 7280 West Grant Teton Drive; TOM LOBECK, 7355 Ackerman; JANET TODACHEENY, 7510 Real Quiet Drive; There were no speakers in support.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 31 – ZON-1962

MINUTES – Continued:

JOHN RAPPELL, 709 Valle Verde Court, appeared on behalf of the applicant and was available to answer any questions regarding the architectural aspects of the project. CHAIRMAN TRUESDELL asked what the typical lot size of a high school would be.

COMMISSIONER NIGRO spoke of developing a planned residential community directly across from the Palo Verde High School, considered one of the larger high schools located on the west side of the Valley. He stated that the development in proximity to the school was very well planned and compatible with the High School. In this case, COMMISSIONER NIGRO had reservations regarding the limited access in and out of the High School.

COMMISSIONER McSWAIN liked the suggestion of an elementary school. She concurred with the comments made by COMMISSIONER NIGRO.

MS. BAILEY explained that the School District had looked at several different sites before making the decision to propose this high school development. She also stated that the School District has to compete with other developers and is limited to certain criteria as far as purchasing power.

COMMISSIONER GALATI appreciated the comments of the neighbors yet he understood the School District's position regarding this project. He felt saddened that a project as intense as a high school was being considered adjacent to the Gilcrease properties. COMMISSIONER GALATI felt strongly that because of the diversity of needs within communities throughout the City, perhaps the School District should be more sensitive to the neighborhood demands versus just acquiring property to construct prototype schools.

COMMISSIONER GOYNES gave an account of a recent drive through the community and in the course of speaking with some of the neighbors, he realized that urban development has drastically impacted the rural life style of those residents.

COMMISSIONER EVANS also sympathized with the neighbors and was not convinced that this project is appropriate for this location. Addressing MS. BAILEY, he questioned the short notice given to the residents although notification was not required. He stated his belief that neighborhoods are anchored by churches and schools. He emphasized the importance of community input and acceptance and felt the School District's process is flawed as they overlooked the very basic essential – Communication.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 31 – ZON-1962

MINUTES – Continued:

CHAIRMAN TRUESDELL added that it is inevitable that growth will continue throughout the Valley. Listening to the comments made by speakers who opposed this project and who have children, he could not understand their preference for locating this school elsewhere versus having a neighborhood school that would enable family quality time and encourage family involvement and participation. On the reverse side, he believed the School District misled the community as far as this project is concerned and noted that if the proposed school was not approved, he perceived that the School District would have no problem making a significant profit on this particular parcel.

On a motion for denial by COMMISSIONER McSWAIN, COMMISSIONER NIGRO contended that he believed it would be beneficial for the School District to reconsider their options and resubmit their Site Plan. COMMISSIONER GALATI agreed and recommended that the motion should include both the site plan and the zoning request. MS. BAILEY replied that she would be agreeable to tabling these items. COMMISSIONER GOYNES asked that the applicant redo their traffic analysis to include a wider range and to include any environmental impact studies.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [ZON-1962] and Item 32 [SDR-1964] was held under Item 31 [ZON-1962].

(8:35 – 10:12)

2-1724

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-1964 - CLARK COUNTY SCHOOL DISTRICT - Request for a Site Development Plan Review FOR A PROPOSED 232,206 SQUARE FOOT HIGH SCHOOL on 40 acres adjacent to the southeast corner of Grand Teton Drive and Buffalo Drive (APN: 125-15-101-002), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation], [PROPOSED: C-V (Civic) Zone], Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

112

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Protest with 87 signatures
5. Submitted at meeting: Mailing list of 419 names

MOTION:

McSWAIN – TABLED – UNANIMOUS with QUINN abstaining as his firm is currently in litigation with the Clark County School District.

MINUTES:

NOTE: Subsequent to the meeting, a Combined Verbatim Transcript of Item 31 and Item 32 was made a part of the Final Minutes under Item 31.

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [ZON-1962] and Item 32 [SDR-1964] was held under Item 31 [ZON-1962].

(8:35 – 10:12)
2-1724

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2184 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY ON BEHALF OF BUREAU OF LAND MANAGEMENT - Request for a Rezoning from: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to: PD (Planned Development) Zone on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), PROPOSED USE: MASTER PLANNED COMMUNITY, Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/16/2003.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY FIORENTINO'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that at a previous meeting, the rezoning to PD (Planned Development) was approved for 317.5 acres for the Cliff's Edge project as well as the Master Development Plan for the proposed project. MR. CLAPSADDLE pointed out various clarifications, all of which are outlined the backup documentation.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 33 – ZON-2184

MINUTES – Continued:

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He introduced his son, Gage Fiorentino. ATTORNEY FIORENTINO stated that all of the conditions have been reviewed and he would be pleased to answer an questions.

TODD FARLOW, 240 North 19th Street, asked what the minor changes were to the trails. MR. CLAPSADDLE confirmed that no changes would be made to the trails; the changes will occur to the Master Development Plan.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(8:32 –8:35)
2-1587

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. Revisions to the Cliff's Edge Master Development Plan and Design Guidelines document to address plan implementation through a new Chapter 3.0 and to revise Chapter 9.3 of the Plan to address issues related to the Design Review Committee, both as previously provided in draft form to the Planning and Development Department.

Public Works

3. Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 33 – ZON-2184

CONDITIONS – Continued:

4. Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.
5. The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 33 – ZON-2184

CONDITIONS – Continued:

6. A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional public sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.
7. A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. Compliance with the recommendations of the approved Traffic Impact

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 33 – ZON-2184

CONDITIONS – Continued:

Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Master Drainage Plan and Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The Master Developer of this site shall be responsible to construct such drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
9. Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.
10. Homeowner's Associations or other private maintenance organizations shall be established to maintain all multi-use trails, perimeter walls, landscaping, and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2252 - PERMA-BILT HOMES ON BEHALF OF L M LAS VEGAS, LIMITED LIABILITY COMPANY, ET AL - Request for a Rezoning FROM: U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] TO: R-1 (Single-Family Residential) Zone on 10.13 acres adjacent to the southwest corner of Severance Lane and Tee Pee Lane (APN: 125-18-801-012, 017 through 020), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that these items are related to development to the west that had been rezoned in August of 2001 and March of 2002.

JEFFREY ARMSTRONG, 2727 South Rainbow Boulevard, reviewed all of the conditions and concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 34 – ZON-2252

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [ZON-2252], Item 35 [VAR-2254], and Item 36 [SUP-2253] was held under Item 34 [ZON-2252].

(10:12 – 10:17)

3-1887

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The eastern boundary of the site must be developed in accordance with the Town Center (80-foot) Residential Collector street section standard.

Public Works

3. A Petition of Vacation to vacate all easements in conflict with the proposed realigned streets and lots must be submitted prior to or concurrent with a Tentative Map for this site. Said Order of Vacation must be recorded prior to the recordation of a Final Map for this site.
4. Coordinate with the City Surveyor to determine whether a merger and resubdivision map will be necessary prior to the recordation of a Final Map for this site.
5. Dedicate appropriate right-of-way for a total of 40 feet adjacent to this site for Tee Pee Lane, 50 feet for Elkhorn Road, and a 25-foot radius at the northwest corner of Elkhorn Road and Tee Pee Lane. Also dedicate appropriate right-of-way for a 65-foot radius for the proposed roundabout at Tee Pee Lane and Severance Lane.
6. Construct half-street improvements including appropriate overpaving, if legally able on Severance Lane, Tee Pee Lane, Elkhorn Road, and any remaining portions of the Roundabout at Tee Pee Lane and Severance Lane adjacent to this site concurrent with development of this site. Improvements on Tee Pee Lane shall be constructed per Town Center Development Standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 34 – ZON-2252

CONDITIONS – Continued:

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. A Master Streetlight plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 34 – ZON-2252

CONDITIONS – Continued:

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAR-2254 - PERMA-BILT HOMES ON BEHALF OF L M LAS VEGAS, LIMITED LIABILITY COMPANY, ET AL - Request for a Variance TO ALLOW PROPOSED FRONT YARD SETBACKS OF 18 FEET TO THE FACE OF A FRONT LOADING GARAGE AND 14 FEET TO A SIDE LOADING GARAGE WHERE 20 FEET IS THE MINIMUM REQUIRED WITHIN A PROPOSED 41-LOT SINGLE FAMILY DEVELOPMENT on 12.56 acres adjacent to the southwest corner of Severance Lane and Tee Pee Lane (APN: 125-18-801-012, 017 through 020; 125-18-810-038 through 045; and 125-18-811-012 through 014), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single-Family Residential) Zone and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], PROPOSED: R-1 (Single-Family Residential) Zone, Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – Motion carried with GOYNES not voting

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 35 – VAR-2254

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [ZON-2252], Item 35 [VAR-2254], and Item 36 [SUP-2253] was held under Item 34 [ZON-2252].

(10:12 – 10:17)

3-1887

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The front setbacks for this development shall be 20 feet in the front yard from the edge of the private street, except that the distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet, or 14 feet for a side loaded garage, provided that in all cases there is sufficient room to prevent a car in the driveway from encroaching into the vehicular or pedestrian travel corridor.

Public Works

3. The distance from the face of the garage door to the back of sidewalk (or curb, if no sidewalk is proposed) shall be a minimum distance of 18 feet for front loaded garages to prevent a car in the driveway from encroaching into the vehicular or pedestrian travel corridor.
4. Site Development to comply with all applicable conditions of approval for ZON-2252 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2253 - PERMA-BILT HOMES ON BEHALF OF L M LAS VEGAS, LIMITED LIABILITY COMPANY, ET AL - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED 41-LOT SINGLE-FAMILY DEVELOPMENT on 12.56 acres adjacent to the southwest corner of Severance Lane and Tee Pee Lane (APN: 125-18-801-012, 017 through 020; 125-18-810-038 through 045; and 125-18-811-012 through 014), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single-Family Residential) Zone and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], PROPOSED: R-1 (Single-Family Residential) Zone, Ward 6 (Mack).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – Motion carried with GOYNES not voting

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 36 – SUP-2253

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [ZON-2252], Item 35 [VAR-2254], and Item 36 [SUP-2253] was held under Item 34 [ZON-2252].

(10:12 – 10:17)

3-1887

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The private streets shall be subject to Title 19.04.050(B).
3. The private streets shall be subject to the design standards specified in Title 18 (Las Vegas Subdivision Ordinance).
4. The City shall be permitted to examine the street to determine its compliance with approved standards.
5. All development shall conform to the Conditions of Approval for the Tentative Map and all other subsequent site related actions.
6. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

7. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2252 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2277 - RAPID CASH ON BEHALF OF ADVANCE GROUP INC. - Request for a Rezoning FROM: R-3 (Medium Density Residential) Zone TO: C-1 (Limited Commercial) Zone on 0.29 acres adjacent to the west side of Lamb Boulevard, approximately 200 feet north of Charleston Boulevard (APN: 140-31-803-005), PROPOSED USES: AUTO TITLE LOAN AND FINANCIAL INSTITUTION, SPECIFIED, Ward 3 (Reese).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development Department, explained that staff recommended approval of the Rezoning; however, regarding the Site Development Plan and the Special Use Permit, staff has recommended denial based mainly on the applicant's inability to meet all the requirements of the zoning code.

JOHN VORONSARO, 2564 Wigwam Parkway, appeared on behalf of the applicant and introduced MIKE McKNIGHT, a representative of Rapid Cash. MR. VORONSARO stated that the request for zoning is compatible with the surrounding area and they concur with staff's recommendations for approval.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 37 – ZON-2277

MINUTES – Continued:

Regarding the Site Development Plan Review and the Special Use Permit, MR. VORONSARO explained that the site is a small lot with commercial, apartments, and residential adjacent to it. He stated that his client is providing landscaping far exceed what other existing businesses have put in and felt that the variance to reduce two feet along the alleyway would not drastically hinder the buffer between the site and the residential to the west. Regarding the buffering to the rear of the 7-Eleven Store, because of the location of their container storage, the applicant has opted to provide shrubbery and landscaping as a buffer from them. MR. VORONSARO went on to explain the services available.

MR. McKNIGHT, 9781 Magnolia, Riverside, California, stated that his company is very aware that several similar businesses exist in the area and commented that they know of no laws that require separation boundaries. He felt competition would afford the customer the opportunity to make choices.

TODD FARLOW, 240 North 19th Street, remarked that he had no problem with the zone change but did take issue with this type of financial institution. He stated there are already too many in existence.

MARK MARTIN, 45 South Hampton Lane, also did not have a problem with the rezoning but he did object to the type of business planned for the site. He researched the number of similar businesses and discovered twelve financial institutions that offer loan services located within a one-mile radius. He criticized the financial institutions stating that they prey on individuals who are already deep in debt and financially strained on the pretense of giving them temporary relief. He asked that the Commission hold off on approving this request and consider other businesses that will be beneficial to the community.

MR. McKNIGHT challenged MR. MARTIN'S remarks highlighting the services they provide to their customers and their role in working with the police departments that enables them to give back to the communities. He also confirmed that his establishment does not operate in low-income neighborhoods. They are established in areas with working families and are there as a convenience and to provide viable short-term solutions.

COMMISSIONER McSWAIN stated she was not acceptable to minimizing any of the City's standards. COMMISSIONER GOYNES stated that lately there have been a number of these applications being requested. He disagreed and stated he could not support this project. Having met with MR. McKNIGHT, he stated the applicant could not provide adequate information or factually substantiate any facts to warrant his changing his position on the matter.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 37 – ZON-2277

MINUTES – Continued:

CHAIRMAN TRUESDELL agreed that the zoning is appropriate for the site but could not support any of the waivers.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 37 [ZON-2277], Item 38 [SUP-2279] and Item 39 [SDR-2278] was held under Item 37 [ZON-2277].

(10:17 – 10:45)

3-2076

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. Maintain the existing sewer easement running east/west through this site. No buildings or structures may be erected over the existing sewer easement.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 37 – ZON-2277

MINUTES – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. Meet with the Flood Control Section of the Department of Public Works to resolve any drainage related issues with this site, prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended by Flood Control.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2279 - RAPID CASH ON BEHALF OF ADVANCE GROUP, INC. - Request for a Special Use Permit FOR AN AUTO TITLE LOAN AND A FINANCIAL INSTITUTION, SPECIFIED (Check Cashing & Auto Title Loan Center) on 0.29 acres adjacent to the west side of Lamb Boulevard, approximately 200 feet north of Charleston Boulevard (APN: 140-31-803-005), R-3 (Medium Density Residential) Zone, [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - DENIED – Motion carried with McSWAIN voting No.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 38 – SUP-2279

MINUTES – Continued:

NOTE: All discussion for Item 37 [ZON-2277], Item 38 [SUP-2279] and Item 39 [SDR-2278] was held under Item 37 [ZON-2277].

(10:17 – 10:45)

3-2076

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2278 - RAPID CASH ON BEHALF OF ADVANCE GROUP, INC. - Request for a Site Development Plan Review and a Reduction in the amount of required Perimeter Landscaping FOR A PROPOSED 2,000 SQUARE-FOOT AUTO TITLE LOAN AND FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING AND AUTO TITLE LOAN CENTER) on 0.29 acres adjacent to the west side of Lamb Boulevard, approximately 200 feet north of Charleston Boulevard (APN: 140-31-803-005), R-3 (Medium Density Residential) Zone, [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI - DENIED – Motion carried with McSWAIN voting No

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 37 [ZON-2277], Item 38 [SUP-2279] and Item 39 [SDR-2278] was held under Item 37 [ZON-2277].

(10:17 – 10:45)

3-2076

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-2312 - WHITNEY INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) Zone TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone on 3.36 acres adjacent to the north side of Dorrell Lane, approximately 1,040 feet west of Decatur Boulevard (APN: 125-24-503-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the zoning request is consistent with the medium-low density designation limited to three units per acre.

CHRIS RAMBULA, Tetra Tech Engineering, appeared on behalf of the applicant and concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 40 – ZON-2312

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 40 [ZON-2312] and Item 41 [SDR-2313] was held under Item 40 [ZON-2312].

(10:37 – 10:45)

3-3289

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-2313) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements, including appropriate transitional paving, on Donald Road adjacent to this site concurrent with development of this site. Also, construct all incomplete half-street improvements, including appropriate transitional paving on Dorell Lane adjacent to this site concurrent with development of this site. Improvements on Dorrell Lane may be constructed to match the rural improvements constructed adjacent to the Paradise Meadows subdivision immediately west of this site if all underground infrastructure for the future installation of streetlights are installed and the street light standards with luminaries are provided to the City of Las Vegas or monies in the amount of the cost of such street light standards with luminaries is contributed prior to the issuance of permits. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 40 – ZON-2312

CONDITIONS – Continued:

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
6. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2313 - WHITNEY INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 10-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 3.36 acres adjacent to the north side of Dorrell Lane, approximately 1,040 feet west of Decatur Boulevard (APN: 125-24-503-001), R-E (Residence Estates) Zone, [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 40 [ZON-2312] and Item 41 [SDR-2313] was held under Item 40 [ZON-2312].

(10:37 – 10:45)
3-3289

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 41 – SDR-2313

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-2312) to a R-PD3 (Residential Planned Development - 3 Units per Acre) Zoning District shall be approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum lot size of 10,800 square feet, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 18 feet to the front of the garage, 10 feet to the front of the house and 15 feet to the side-loaded garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. Air conditioning units shall not be mounted on rooftops.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 41 – SDR-2313

CONDITIONS - Continued:

Public Works

11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
13. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2312 and all other subsequent site-related actions.
15. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2283 - CHURCH ROMAN CATHOLIC LAS VEGAS - Request for a Variance TO ALLOW 130 PARKING SPACES WHERE 167 SPACES ARE REQUIRED AND TO ALLOW A FRONT SETBACK OF 12 FEET WHERE A 20 FOOT FRONT SETBACK IS THE MINIMUM REQUIRED AND TO ALLOW FOR MONUMENT SIGNS WHICH EXCEED THE MAXIMUM AREA REQUIREMENTS FOR SUCH SIGNS in conjunction with a proposed Church/House of Worship at 220 North 14th Street (APN: 139-35-310-057, 058, 059, 060, 067, 068, 069, and 139-35-212-022, 053, and 054), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and adding the following condition:

- *The Variance for monument signs shall be limited to one sign each at the corners of Stewart Avenue and 14th Street and Stewart Avenue and 15th Street, respectively. No other monument signs shall be permitted on this site.*

– **UNANIMOUS** with GALATI abstaining because the Roman Catholic Bishop is a client of his firm.

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 42 – VAR-2283

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, summarized each of these applications. He explained that the applicant is proposing to vacate a portion of the adjacent alley and a portion of the surrounding streets to accommodate a parking area. He noted that Southwest Gas has informed them of the need for easements for services if the alley is vacated. Public Works did not support the vacation of the area along Stewart because of the volume of traffic on that street. Additionally staff had reservations regarding the variance to allow 130 parking spaces versus 167 spaces that are required, maintaining that it may result in a spill over of on-street parking particularly on Sundays when services are held and residents are at home.

Another aspect of the variance concerns the front yard setback and staff determined that it is self-imposed and the applicant would be able to conform to code by relocating the building. The last phase of the variance pertains to four larger than allowed signs. Staff has therefore recommended denial of the Site Plan and the Variance and approval of the Special Use Permit and the Vacation.

ERNIE FREGGIARO, representing the Roman Catholic Diocese of Las Vegas, and DAVID STRAIT, the architect, appeared on behalf of the applicant. MR. FREGGIARO, referencing MR. LEOBOLD'S comments, explained each item. He explained that St. Bridget's has been at the location for over 50 years and considering this fact, the Diocese intends to improve the general nature of the neighborhood. Regarding the Vacations, MR. FREGGIARO concurred with relinquishing the portion on Stewart Avenue. Regarding the Variances, he noted that he has never had to deal with any complaints pertaining to parking. With the additional parking available at the Church's remote parking sites across the street, he contended that there is adequate parking.

TODD FARLOW, 240 North 19th Street, supported this project and stated that St. Bridget's has been an outstanding neighbor throughout the years. Commenting on the parking, he stated that the majority of parishioners walk to church services; therefore, he did not feel the need for the Church to meet the parking requirements.

MICHAEL O'SULLIVAN, 1516 Santa Anita Drive, owns the remaining parcels adjacent to the Church's property. Although he supported the expansion of the Church he was concerned with the vacation of the alley because it would affect the utilities. He stated that one of his parcels is currently vacant, and with future plans to build, he needed assurance that he would have access rights across the Church's property to run his utilities. Also with the vacation, he stated that he would lose two parking spaces and he asked that the Church ensure that he would always have access to two spaces whether it be at the present spot or up front. COMMISSIONER EVANS asked at that point, whether he had met with representatives of the Diocese.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 42 – VAR-2283

MINUTES – Continued:

COMMISSIONER EVANS had no reservations regarding the variance for parking. He did express concern regarding the MR. O’SULLIVAN’S comments. MR. FREGGIARIO stated that if the Diocese does not acquire possession of his property, the Church would definitely work to provide access through the Church’s parking lot to his property.

Responding the COMMISSIONER GOYNES, MR. STRAIT replied that the main building would be torn down because it is not structurally sound; however, all of the artifacts will be preserved. He also emphasized that to proceed with the expansion, when the building is demolished, the parish hall would be used for services. BART ANDERSON, Public Works Department, verified that if the alley is vacated there would be no public access; however, private access rights could be provided from the Church site to the adjacent property owner. MR. ANDERSON stated that staff could add a condition requiring the Church grant private access. Addressing those comments, COMMISSIONER NIGRO recalled that MR. O’SULLIVAN’S utility access would be affected. MR. ANDERSON replied that there are options available to deal with the situation and noted that there is a condition addressing that concern.

Finally, MR. FREGGARIO requested consideration to waive the drainage and traffic studies. CHAIRMAN TRUESDELL stated the Board would not be in a position to allow that waiver. He also commented on the signage and did not feel they were warranted or appropriate. MR. FREGGARIO after conferring with a Church representative, conceded to displaying two signs fronting on Stewart Avenue and relinquish the two signs on Ogden Avenue.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 42 [VAR-2283], Item 43 [SUP-2282], Item 44 [SDR-2280], and Item 45 [VAC-2337] was held under Item 42 [VAR-2283].

(10:45 – 11:23)

3-3492/4-1

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 42 – VAR-2283

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-1547].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2282 - CHURCH ROMAN CATHOLIC LAS VEGAS - Request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP (St. Bridget's Church) at 220 North 14th Street (APN: 139-35-310-057, 058, 059, 060, 067, 068, 069, and 139-35-212-022, 053, and 054), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with GALATI abstaining because the Roman Catholic Bishop is a client of his firm.

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 42 [VAR-2283], Item 43 [SUP-2282], Item 44 [SDR-2280], and Item 45 [VAC-2337] was held under Item 42 [VAR-2283].

(10:45 – 11:23)

3-3492/4-1

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 43 – SUP-2282

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Church/House of Worship use.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two years of this approval, this Special Use permit shall be void unless an Extension of Time is granted.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the provision of parking areas, minimum front yard setbacks, maximum monument sign size, perimeter landscaping, parking lot landscaping and trash enclosure location that are designed in accordance with the requirements of the Zoning Code, unless otherwise approved by the City Council through Variance VAR-2283 and through waivers attached to Site Development Plan Review SDR-2280.

Public Works

5. All site-related conditions of approval that are contained in Site Development Plan Review SDR-2280 must be addressed.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2280 - CHURCH ROMAN CATHOLIC LAS VEGAS - Request for a Site Development Plan Review and Waivers of the Perimeter and Parking Lot Landscaping and Trash Enclosure Standards FOR A PROPOSED 25,753 SQUARE FOOT CHURCH COMPLEX (St. Bridget's Church) at 220 North 14th Street (APN: 139-35-310-057, 058, 059, 060, 067, 068, 069, and 139-35-212-022, 053, and 054), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with GALATI abstaining because the Roman Catholic Bishop is a client of his firm.

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 42 [VAR-2283], Item 43 [SUP-2282], Item 44 [SDR-2280], and item 45 [VAC-2337] was held under Item 42 [VAR-2283].

(10:45 – 11:23)

3-3492/4-1

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 44 – SDR-2280

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 44 – SDR-2280

CONDITIONS:

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Dedicate 20-foot radius corners at the southeast corner of Stewart Avenue & 14th Street and the southwest corner of Stewart Avenue & 15th Street. Dedicate 15-foot radius corners at the northeast corner of Ogden Avenue & 14th Street and the northwest corner of Ogden Avenue & 15th Street. Dedicate radii prior to issuance of any building or grading permits.
14. Construct all incomplete half-street improvements adjacent to this site concurrent with development of this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
16. A Petition of Vacation for the purpose of vacating the public alley in a manner acceptable to the Department of Public Works, such as VAC-2337, must be approved and shall record prior to the issuance of any permits overlying the area to be vacated. If the Order of Vacation is not recorded a new Site Development Plan shall be submitted acknowledging the public alley within the boundaries of this site.
17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 44 – SDR-2280

CONDITIONS:

18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 44 – SDR-2280

CONDITIONS:

20. Landscape and maintain all unimproved right(s)-of-way, if any, on Stewart Avenue, Ogden Avenue 14th Street and 15th Street adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Stewart Avenue, Ogden Avenue 14th Street and 15th Street public right-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2337 - CHURCH ROMAN CATHOLIC LAS VEGAS - Petition of Vacation to Vacate portions of 14th Street, 15th Street, Ogden Avenue, and Stewart Avenue and a Public Alley generally located east of 14th Street, south of Stewart Avenue, Ward 5 (Weekly).

SET DATE: 07/02/03 C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and adding the following condition:

- *The applicant shall take the steps necessary to ensure that the private access to the rear of 211 North 15th Street is maintained, prior to the recordation of the Vacation.*

– **UNANIMOUS** with GALATI abstaining because the Roman Catholic Bishop is a client of his firm.

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 45 – VAC-2337

MINUTES – Continued:

NOTE: All discussion for Item 42 [VAR-2283], Item 43 [SUP-2282], Item 44 [SDR-2280], and Item 45 [VAC-2337] was held under Item 42 [VAR-2283].

(10:45 – 11:23)

3-3492/4-1

CONDITIONS:

1. Retain rights-of-way and dedicate any additional rights-of-way needed to provide 20 foot radius corners at the southeast corner of Stewart Avenue & 14th Street and the southwest corner of Stewart Avenue & 15th Street. Retain rights-of-way and dedicate any additional rights-of-way needed to provide 15-foot radius corners at the northeast corner of Ogden Avenue & 14th Street and the northwest corner of Ogden Avenue & 15th Street.
2. This Vacation Application shall be modified to vacate only those portions of 14th Street, Ogden Avenue, and 15th Street that are greater than 5 feet behind the existing back-of-curb. Provide exhibits and legal descriptions, certified by a Professional Land Surveyor, describing such limits prior to recordation of an Order of Vacation. No portion of the Stewart Avenue public right-of-way shall be vacated with this action.
3. Public sewer easements shall be retained in the alley and Ogden Avenue alignments unless a relocation or abandonment plan is submitted and approved by the City Engineer. If relocation or abandonment is proposed, such relocation/abandonment shall be performed prior to recordation of an Order of Vacation.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. The Drainage Study required by SDR-2280 may be used to satisfy this condition.
5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required
7. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 45 – VAC-2337

CONDITIONS – Continued:

8. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
9. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2292 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF JERMAC -
Request for a Variance TO ALLOW A PROPOSED 65-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT PERMITTED on a portion of 14.10 acres adjacent to the northwest corner of Vegas Drive and Rainbow Boulevard (APN: 138-22-803-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, pointed out two issues relating to these applications. This particular application is a request for a sign 25 feet higher than the current sign. Regarding the variance, staff believes any hardship is self-imposed based on the applicant's choice to locate the sign.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 46 – VAR-2292

MINUTES - Continued:

SCOTT NAFTZGER, 1863 Helm Drive, appeared on behalf of the applicant. He explained that the request is to allow for the relocation of an existing sign in order to accommodate the property owner's development with the Las Vegas Athletic Club. MR. NAFTZGER noted that the applicant looked at two options, but each presented a different problem. Finally, it was decided to position the sign in a vertical position and because of the location along the freeway, they felt it would be compatible without any impact to the surrounding area.

TODD FARLOW, 240 North 19th Street, stated that the opportunity is perfect for the applicant to redesign the sign because of the new development being undertaken. He had no concerns regarding the height of the sign.

COMMISSIONER McSWAIN asked whether there would be any impact to the residential on the east side of Rainbow Boulevard. MR. CLAPSADDLE stated that was one of the several reasons staff had recommended denial. COMMISSIONER GOYNES suggested the applicant look to wrapping a public transportation vehicle as a means of advertisement. CHAIRMAN TRUESDELL recanted previous conversation with the architect of the athletic club that was tantamount to criticism. He agreed with staff's deduction that the property owner has created his own self-imposed hardship and could find not reason to support any change.

MR. CLAPSADDLE commented that there are always ways to design a building and design a sign making both relative to each other thereby eliminating any need for special requests.

COMMISSIONER GALATI agreed with his colleagues regarding the height of the sign.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 46 [VAR-2292] and Item 47 [SUP-2291] was held under Item 46 [VAR-2292].

(11:12 – 11:32)
4-1165

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2291 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF JERMAC - Request for a Special Use Permit FOR A PROPOSED 65-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on a portion of 14.10 acres adjacent to the northwest corner of Vegas Drive and Rainbow Boulevard (APN: 138-22-803-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 46 [VAR-2292] and Item 47 [SUP-2291] was held under Item 46 [VAR-2292].

(11:12 – 11:32)
4-1165

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2354 - EDMUND R PASIMIO ON BEHALF OF 4 MVP, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE A MINIMUM OF 19 SPACES IS REQUIRED on 0.26 acres located at 504 South Tonopah Drive (APN: 139-32-704-004), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – ABEYANCE TO 7/10/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the site of this project is located in the Medical District. Staff has determined that the variance is due to overbuilding the site and could be remedied if the building were reduced in size. Regarding the Site Plan, MR. CLAPSADDLE referenced two streetscapes which staff has recommended the applicant meet.

PATRICK MATTHEWS, 2396 Pickwick Drive, Architect, appeared on behalf of the applicant and concurred with staff's recommendations and conditions. He explained that there is an existing residence on that site and he had recommended to the property owner that it be removed. He also stated that the applicant has tried to negotiate with his neighbors to acquire additional property for additional parking purposes, but has been unsuccessful.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 48 – VAR-2354

MINUTES – Continued:

CHAIRMAN TRUESDELL asked whether the applicant might not want to consider holding these items until such time as the survey has been completed.

COMMISSIONER McSWAIN commented that she firmly believes the landscaping standards should be complied with. ROBERT GENZER, Director of Planning and Development Department, briefly explained how some situations are created when an applicant totally rebuilds on the site resulting in some restrictions on the site leading to the waiver of City standards. MR. MATTHEWS replied that his client proposes to maximize the landscaping on Alta Drive. COMMISSIONER GALATI surmised that a critical look needs to be taken regarding the parking, not only because it appears that clientele will utilize the available spaces, but that there doesn't appear to be sufficient spaces for staff.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 48 [VAR-2354] and Item 49 [SDR-2309] was held under Item 48 [VAR-2354].

(11:32 – 11:53)

4-1533

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2309 - EDMUND R PASIMIO ON BEHALF OF 4 MVP, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction of the Perimeter and Parking Lot Landscaping Standards FOR A PROPOSED 3,500 SQUARE-FOOT TWO-STORY MEDICAL OFFICE BUILDING on 0.26 acres located at 504 South Tonopah Drive (APN: 139-32-704-004), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- ABEYANCE TO 7/10/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 48 [VAR-2354] and Item 49 [SDR-2309] was held under Item 48 [VAR-2354].

(11:32 – 11:41)

4-1533

MEETING RECESSED AT 11:41 P.M.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2275 - JAMES PINJUV, ET AL - Request for a Variance TO ALLOW 7,230 SQUARE FEET OF OPEN SPACE WHERE 23,784 SQUARE FEET IS REQUIRED FOR A PROPOSED 32-LOT SINGLE FAMILY DEVELOPMENT on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), R-E (Residence Estates) Zone, [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

21

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 29 [SDR-1856] and Item 50 [VAR-2275] was held under Item 29 [SDR-1856].

(6:05 – 6:11)

1-150

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAR-2332 - NATHANIEL & LORETTA B. WHITNEY - Request for a Variance TO ALLOW A 5 FOOT SIDE YARD SETBACK WHERE A 10 FOOT SIDE SETBACK IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED GARAGE ADDITION at 1116 Comstock Drive (APN: 139-28-210-051), R-E (Residential Estates) Zone, Ward 5 (Weekly).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

The Meeting resumed at 11:53 P.M.

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the applicant plans to build a two-car garage attached addition to the side of the existing structure. He stated that they are in compliance with the setback requirements; however, staff has recommended denial based on the availability of space at the rear of the building that could accommodate a detached garage.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 51 – VAR-2332

MINUTES – Continued:

VINCENT WHITNEY, 8117 Black Orchid Avenue, appeared on behalf of his parents. He affirmed that his parents moved to this residence approximately nine months prior and in the short period of time have made vast improvements to the property as can be testified to by his neighbors. MR. WHITNEY mentioned that he spoke to one the neighbors, MS. DENISE WALKER, who had no problems with the proposed extension. He also confirmed that his parents have been working with a licensed architect and will be using the services of a licensed contractor.

DAN CONTRERAS, Bonanza Village, appeared in support and asked the Commission to consider approval of this application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(11:53 – 11:55)
4-1911

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2447 - LARSEN FAMILY TRUST - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 26 SPACES ARE THE MINIMUM REQUIRED on 0.32 acres located on property at 410 and 416 South 7th Street (APN: 139-34-710-030 and 031), R-3 (Medium Density Residential) under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (M. McDonald).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN– APPROVED subject to conditions – Motion carried with McSWAIN voting No

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development Department, explained that this application is for a variance on a previously approved Rezoning and Site Development Plan. At the time of submittal, the applicant was unaware that a variance was necessary.

ROBERT LARSEN, the applicant, concurred with staff's recommendations.

COMMISSIONER McSWAIN, for the record, stated she had voted against the Rezoning and the Site Development Plan when it was first brought forward because she felt the project was overbuilt.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 52 – VAR-2447

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(11:55 – 12:01)

4-2148

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2124) and Site Development Plan Review [SDR-2125].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2288 - S.H. CORNER, LIMITED LIABILITY COMPANY ON BEHALF OF PECCOLE 1982 TRUST - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION, BEER AND WINE) on 1.1 acres adjacent to the northeast corner of Sahara Avenue and Hualapai Drive (APN: portion of 163-06-416-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Colored elevations of the proposed project.

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as Rebel Oil is one of her company’s vendors

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, summarized the intent of this application. He noted that the applicant has requested a waiver for the width of the landscape planter surrounding the fountain and sign. Regarding the Special Use Permit, all code requirements have been met.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 53 – SUP-2288

MINUTES – Continued:

DANIEL YRRERA, 5525 Polaris Avenue, along with TODD McBREHR of the same address, appeared on behalf of the applicant. MR. YRRERA presented for the record a colored elevation of the proposed project. He acknowledged staff's recommendations and agreed to all of the conditions with the exception of Condition 8 pertaining to individual containers of beer and wine or screw-cap wine. He asked for consideration of relief from this condition. He stressed his client's ability to comply with all laws and regulations as has been demonstrated in similar operations throughout the Valley. Based on the integrity of this firm, he asked that Condition 8 be removed. MR. YRRERA stated that he has reviewed the conditions relative to the special use permit and concurs with staff's recommendations.

Regarding the Site Development Plan, MR. McBREHR explained that this proposal was designed to match the architectural components of the adjacent residential and to ensure that its features would not only blend in but would be entirely compatible with the surrounding community. He noted that his client preferred to downplay the commercial aspect by providing an upscale development.

Responding to COMMISSIONER EVANS, MR. YRRERA stated that in a brief meeting with Public Works, it was decided that Condition 12 on the Site Development Plan Review would be deleted and a modification to Condition 13 was agreed upon. Other than those two issues, he concurred with staff's recommendations.

TODD FARLOW, 240 North 19th Street, appeared and made a few comments.

CLYDE SPITZY, 4670 South Fort Apache, representing the engineering firm, stated that the bus turnout is projected for the second phase of this development

Prior to the motion, COMMISSIONER GALATI expressed that he would not be agreeable to eliminating the condition regarding the sale of individual containers as requested.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 53 [SUP-2288], Item 54 [SUP-2289], and Item 55 [SDR-2286] was held under Item 53 [SUP-2288].

(12:01 – 12:14)
4-2239

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 53 – SUP-2288

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Off-Premise Consumption).
2. Pursuant to Title 19.18.010 (F) compliance with conditions, if required, as a result of review and comment of the Project of Regional Significance (environmental impact assessment) application reviewed by Clark County.
3. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0017-90) and Site Development Plan Review (SDR-2286).
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
8. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
9. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2289 - S.H. CORNER, LIMITED LIABILITY COMPANY ON BEHALF OF PECCOLE 1982 TRUST - Request for a Special Use Permit FOR GASOLINE SALES on 1.1 acres adjacent to the northeast corner of Sahara Avenue and Hualapai Drive (APN: portion of 163-06-416-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Colored elevations of the proposed project.

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as Rebel Oil is one of her company’s vendors

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 54 – SUP-2289

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 53 [SUP-2288], Item 54 [SUP-2289], and Item 55 [SDR-2286] was held under Item 53 [SUP-2288].

(12:01 – 12:14)

4-2239

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Pursuant to Title 19.18.010 (F) compliance with conditions, if required, as a result of review and comment of the Project of Regional Significance (environmental impact assessment) application reviewed by Clark County.
3. Conformance to all Minimum Requirements under Title 19.04.040 for a service station use.
4. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0017-90) and Site Development Plan Review (SDR-2286).
5. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2286 - S.H. CORNER, LIMITED LIABILITY COMPANY ON BEHALF OF PECCOLE 1982 TRUST - Request for a Site Development Plan Review and a Waiver of the Commercial Development Standards FOR A PROPOSED CONVENIENCE STORE AND GAS STATION (Rebel Convenience Store) on 1.1 acres adjacent to the northeast corner of Sahara Avenue and Hualapai Drive (APN: portion of 163-06-416-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Colored elevations of the proposed project.

MOTION:

GALATI – APPROVED subject to conditions with the deletion of Condition 12 and amending Condition 13 as follows:

13. A Petition of Vacation to vacate the existing public drainage easement, which crosses this site, shall be submitted and acted upon by City Council prior to the issuance of *any building permits for buildings or other permanent structures overlying the area to be vacated*. If said vacation is not approved, a new Site Development Plan shall be submitted acknowledging the existing public drainage easement within the boundaries of this site.

– UNANIMOUS with McSWAIN abstaining as Rebel Oil is one of her company's vendors

To be heard by the City Council on 7/16/2003.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 55 – SDR-2286

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 53 [SUP-2288], Item 54 [SUP-2289], and Item 55 [SDR-2286] was held under Item 53 [SUP-2288].

(12:01 – 12:14)

4-2239

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect one loading space per Title 19.10.020.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 55 – SDR-2286

CONDITIONS – Continued:

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All new utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. Any property line wall, if constructed, shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Parcel Map PMP-1902 must record prior to issuance of any permits or this site must dedicate appropriate right-of-way adjacent to this site for a bus turnout on Hualapai Way in accordance with Standard Drawing #234.3 prior to issuance of any permits.
13. A Petition of Vacation to vacate the existing public drainage easement, which crosses this site, shall be submitted and acted upon by City Council prior to the issuance of any permits for this site. If said vacation is not approved, a new Site Development Plan shall be submitted acknowledging the existing public drainage easement within the boundaries of this site.
14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
15. This site shall connect to the City of Las Vegas sanitary sewer main located in Sahara Avenue.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 55 – SDR-2286

CONDITIONS - Continued:

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
18. Provide pedestrian walkway easements for all sidewalks not located within existing public right-of-way prior to occupancy of this site.
19. Landscape and maintain all unimproved rights-of-way on Sahara Avenue and Hualapai Way adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Sahara Avenue and Hualapai Way public right-of-way adjacent to this site prior to occupancy of this site.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 55 – SDR-2286

CONDITIONS - Continued:

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer. The Drainage Study required by Parcel Map PMP-1902 may be used to satisfy this condition.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2298 - MIMI'S CAFE ON BEHALF OF DURANGO 215 LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A SUPPER CLUB on 2.12 acres located adjacent to the east side of Durango Drive, approximately five hundred feet (500') south of Deer Springs Way (APN: 125-20-710-002, portion), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use – Town Center) land use designation], Ward 6 (Mack).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – **UNANIMOUS** with **TRUEDELL** abstaining because a person in his office has interest in property across the street from this project.

To be heard by the City Council on 7/16/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, gave a brief summary of the Special Use Permit stating that the application meets the standards of the Montecito Town Center Development Agreement and there are no sensitive uses within the 400-foot area. Regarding the Site Plan, he noted that the applicant is asking for a waiver to deviate from the Town Center Plan Standards which requires a 60% building façade along the El Capitan frontage.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 56 – SUP-2298

MINUTES – Continued:

More importantly, MR. LEOBOLD pointed out that the original Site Plan indicated retail uses on some of the pad sites. With the redesign, a few have been changed to restaurant use thereby prompting staff to recommend that the applicant, in conjunction with the Master Developer, ensure that there is adequate parking so as not to create an overbuild situation.

TODD HOLZER, Durango 215, LLC, represented the owners of the shopping center property. He confirmed that the original Site Plan that was approved did indicate pads that were designated for retail/restaurant uses. Having read the conditions for both the Special Use Permit and the Site Development Plan Review, he concurred with staff's recommendations.

KEVIN CONNELL, 8235 Douglas Avenue, Dallas, Texas, representing Mimi's Café, stated that they have worked with staff and concur with the recommendations and conditions.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 56 [SUP-2298] and Item 57 [SDR-2297] was held under Item 56 [SUP-2298].

(12:14 – 12:27)

4-2894

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Supper Club use and to the relevant provisions of the Montecito Town Center Development Agreement.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2297).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 56 – SUP-2298

CONDITIONS – Continued:

5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2297 - MIMI'S CAFE ON BEHALF OF DURANGO 215 LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of the Town Center Development Standards FOR A PROPOSED 6,944 SQUARE FOOT RESTAURANT (Mimi's Cafe) on 2.12 acres located adjacent to the east side of Durango Drive, approximately five hundred feet (500') south of Deer Springs Way (APN: 125-20-710-002, portion), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use – Town Center) land use designation], Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because a person in his office has interest in property across the street from this project.

To be heard by the City Council on 7/16/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 57 – SDR-2297

MINUTES – Continued:

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 56 [SUP-2298] and Item 57 [SDR-2297] was held under Item 56 [SUP-2298].

(12:14 – 12:27)

4-2894

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-2298) for a Supper Club approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The developer shall provide a calculation to the satisfaction of the Planning and Development Department, prior to issuance of any building permits, showing how all required on-site parking will be satisfied for this proposed pad site development in the context of all the other approved/anticipated uses on the overall site, to ensure that there is adequate on-site parking for the development, in accordance with the Montecito Town Center Development Agreement, the Town Center Development Standards Manual and Title 19.
5. A revised landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. Pursuant to the Town Center Development Standards, a Master Sign Plan is required for on-premise signs in the Urban Center Mixed-Use - Town Center (UC-TC) land use category, and such signs must be approved by the Centennial Hills Town Center Architectural Review Committee (CHARC).
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 57 – SDR-2297

CONDITIONS – Continued:

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. If not already constructed by the Master Developer, construct the full width of the proposed driveways accessing this site and construct appropriate on-site paving to allow for two-way vehicular traffic concurrent with development of this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 57 – SDR-2297

CONDITIONS – Continued:

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits, submittal of civil improvement drawings, or further subdivision of this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for Z-76-98(24), the Montecito Lifestyle Center (Commercial Subdivision) and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2308 - FREDERIC S. APCAR - Request for a Special Use Permit FOR AN UNPAVED TOWING AND IMPOUND YARD on a portion of 1.34 acres located at 1000 South Commerce Street (APN: 139-33-801-005), M (Industrial) Zone, Ward 1 (M. McDonald).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN– DENIED – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development Department, stated that the Special Use Permit portion pertains to the unpaved property of the yard. Because the site is located in the Downtown Redevelopment District, the applicant has requested the Use Permit because he does not meet the paving and screening requirements. Relating to the Site Development Plan Review, the applicant has requested a temporary modular structure be placed on the property as a permanent fixture and in addition has requested a waiver of all of the landscaping and streetscape requirements. Staff's recommendation for both applications is denial.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 58 – SUP-2308

MINUTES – Continued:

TIM AYALA, 4600 Sunset Road, appeared on behalf of the applicant. He stated that his client plans to place the modular building on the site and was agreeable to providing the required screening; however, as far as the paving is concerned, the applicant has requested a waiver because he leases that property and has been unsuccessful in negotiating a sale with the owner.

TODD FARLOW, 240 North 19th Street, appeared in protest and insisted that the applicant comply with the Standards.

COMMISSIONER McSWAIN was not acceptable to any deviation of the code with COMMISSIONER EVANS agreeing that the standards need to be adhered to.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 58 [SUP-2308] and Item 59 [SDR-2307] was held under Item 58 [SUP-2308].

(12:27 – 12:30)
4-3265/5-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2307 - FREDERIC S. APCAR - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan Standards FOR AN EXISTING 744 SQUARE-FOOT TEMPORARY MODULAR OFFICE on a portion of 1.34 acres located at 1000 South Commerce Street (APN: 139-33-801-005), M (Industrial) Zone, Ward 1 (M. McDonald).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- DENIED – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 58 [SUP-2308] and Item 59 [SDR-2307] was held under Item 58 [SUP-2308].

(12:27 – 12:30)

4-3265/5-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2273 - PRESTON AND LILLIAN SERRANO - Request for a Special Use Permit FOR AN AUTO TITLE LOAN BUSINESS on 0.23 acres located at 3706 Vegas Drive (APN: 139-19-812-008), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – Motion carried with EVANS not voting

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the applicants are requesting to utilize a converted house to establish an auto title loan business. He stated that the subject area is designated as C-2 while the area across the street is zoned P-R with a few homes still occupied and some being converted to office uses. He also pointed out that there is another check cashing facility located nearby on Rancho and Vegas Drives. MR. LEOBOLD also explained that the applicants propose landscaping on the front portion of the property, they will provide a pole sign and will be required to relocate an existing power pole.

PRESTON SERRANO, 1201 Smith Street, the applicant, asked for approval and stated that he concurs with staff's recommendations.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 60 – SUP-2273

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, appeared in protest and stated that there are too many problems with the area in addition to the fact that another similar facility already exists in that vicinity.

DAN CONTRERAS, Bonanza Village, objected to the approval of this Special Use Permit, stating that this particular property is too small to even accommodate adequate parking. He asked for denial of this application to give West Las Vegas the opportunity to redevelop.

COMMISSIONER GOYNES asked if the applicant lives in close proximity to the proposed location. MR. SERRANO stated that he lives approximately two miles away and has owned the property for about a year.

COMMISSIONER McSWAIN stated she would not accept non-compliance with the code. If the applicant has no plans to improve the aesthetics of the property, this application would not see her support.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 60 [SUP-2273] and Item 61 [SDR-2341] was held under Item 60 [SUP-2273].

(12:30 – 12:40)
4-3797/5-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2341 - PRESTON AND LILLIAN SERRANO - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR AN 800 SQUARE FOOT AUTO TITLE LOAN BUSINESS on 0.23 acres located at 3706 Vegas Drive (APN: 139-19-812-008), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – Motion carried with EVANS not voting

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 60 [SUP-2273] and Item 61 [SDR-2341] was held under Item 60 [SUP-2273].

(12:30 – 12:40)
4-3797/5-66

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2248 - WOODY'S CHICAGO STYLE ON BEHALF OF WEINGARTEN NOSTAT, INC. - Request for a Special Use Permit FOR OPEN AIR VENDING (Concession Stand) on a portion of 13.68 acres located at 4625 West Charleston Boulevard (APN: 162-06-112-008), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN– APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated this application is in order and staff has no objections subject to the conditions.

BRYAN WEBB, 23254 Valley High Road, Morrison, Colorado, appeared on behalf of the applicant. He pointed out that he represents a chain that operates 104 Hot Dog Carts throughout the United States.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 62 – SUP-2248

MINUTES:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(12:40 – 12:47)

5-368

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The vending cart shall be located as not to interfere with vehicular or pedestrian traffic.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2255 - A SECRET CLOSET ON BEHALF OF RAINBOW SAHARA CENTER #2, INC. - Request for a Special Use Permit FOR SECONDHAND SALES (Clothing, Accessories, and Jewelry) on 1.07 acres at 2206 South Rainbow Boulevard, Suite # (APN: 163-02-415-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application meets all the base conditions of approval. He pointed out that these types of uses are not permitted to have outdoor display or sales. Staff recommended approval.

PAM CASE, owner of the establishment, concurred with staff's recommendations.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 63 – SUP-2255

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(12:47 – 12:48)
5-422

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the secondhand dealer use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. No outdoor display, sales or storage of any merchandise is permitted.
4. The use shall comply with the applicable requirements of Title 6 (Business Taxes, Licenses and Regulations) of the Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2261 - GOOD DOGS, LIMITED LIABILITY COMPANY ON BEHALF OF MASONIC LODGE #32 - Request for a Special Use Permit FOR OPEN AIR VENDING (HOT DOG CART) ON AN EXISTING PARKING LOT located at 213 and 215 South 3rd Street (APN: 139-34-210-067 and 068), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESEDELL abstaining because his office is located within the notification area.

To be heard by the City Council on 7/16/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated staff has recommended approval of this application. There were no protests or approvals.

ARTHUR APWELL, 8045 Vista Twilight Drive, appeared on behalf of the applicant along with JOSEPH FORRIOLO, JR., 4836 Whispering Springs Avenue. The both conveyed their concurrence with staff's recommendations.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 64 – SUP-2261

MINUTES:

ROY NELSON, 324 South 3rd, asked if this Hot Dog Cart is limited to the addresses specified.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.
(12:43 – 12:45)

5-470

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The vending cart shall be located as not to interfere with vehicular or pedestrian traffic.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2290 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF MER-CAR CORPORATION - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4510 East Charleston Boulevard (APN: 140-32-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – DENIED – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated this billboard sign is a permitted use with the Special Use Permit and conforms to all Title 19 requirements for off-premise signs. He did relay that an adjacent property owner had voiced a concern relating to an on-premise, 24-hours fitness sign; however, staff did evaluate the situation and determined that no issue existed.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 65 – SUP-2290

MINUTES – Continued:

SCOTT NAFTZGER, 1863 Helm Drive, explained that the billboard conforms to all code requirements and asked for approval.

TODD FARLOW, 240 North 19th Street, opposed this billboard and criticized the applicant for not making the sign more aesthetically pleasing.

MR. ASAI, owner of an adjacent business, appeared in protest because he felt the billboard would block the signage he has on his building.

COMMISSIONER McSWAIN stated that she would not support this application based on her observations. COMMISSIONER EVANS, comparing this sign to those located on the Chelsea Property, expressed disappointment with this pole sign and indicated that the applicant should give more thought to enhancing the billboard. COMMISSIONER GALATI felt this sign was too close to the residential and he didn't feel the location warranted any additional signs.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(12:45 – 12:55)

5-550

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2293 - CASPIAN RESTAURANT AND MARKET ON BEHALF OF TJP/WEINER FAMILY TRUST - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR on a portion of 1.36 acres located at 2101 South Decatur Boulevard, Suites 19 and 20 (APN: 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN– APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that this proposed Service Bar would not affect the overall operation of the Restaurant. He did note that a parking variance was approved and stated that the site is parking impaired; however, seeing as the Service Bar will be based in an existing restaurant, staff recommended approval.

ARAM CHOUKHACHIAN, 2101 South Decatur Boulevard, the owner, asked for approval.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 66 – SUP-2293

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(12:55 – 12:57)
5-855

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Restaurant Service Bar use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2322 - THE CLARK COUNTY SCHOOL DISTRICT ON BEHALF OF REGIONAL TRANSPORTATION COMMISSION - Request for a Special Use Permit FOR A PUBLIC SCHOOL, PRIMARY on 14.4 acres adjacent to the southwest corner of Pecos Road and Stewart Avenue (APN: 139-36-710-019), M (Industrial) Zone, Ward 3 (Reese).

C.C.: 07/16/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – **UNANIMOUS** with **QUINN** abstaining because his firm is in litigation with the Clark County School District and **GOYNES** abstaining because he is the President of the Club Ride Program sponsored by the Regional Transportation Committee.

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, briefly summarized this application stating that the proposed school is planned for children with severe behavioral problems. He also noted that the applicant is aware that when the Site Development Plan comes forward it will be done as a public hearing.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 67 – SUP-2322

MINUTES – Continued:

DIANE BAIRD, representing the Clark County School District, introduced JOHN LUPMAN, the architect, who would be available to provide information on the site layout and answer any questions.

JOHN LUPMAN, 2285 Corporate Circle, stated that this project is still in the conceptual stages and detailed the location of the buildings and the playground. He stated that the conditions have been reviewed, and he concurs with staff's recommendations.

TODD FARLOW, 240 North 19th Street, commended the architectural firm for the quality work done on Hollingsworth School. He asked if the proposed school would take the place of the Variety School. MS. BAIRD replied that this school was established to meet the special needs of students and the program itself monitors each student. The students will be bussed to the location, there is no walking throughout the grounds and they would be closely supervised. She stated this would not replace the Variety School.

CHAIRMAN TRUESDELL asked whether there would be any increased security issues that the City would need to be aware of. MR. LUPMAN relayed that these students would be constantly supervised and the school ensures that they are protected from each other as well. The property itself will be enclosed.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(12:57 – 1:02)

5-932

CONDITIONS:

Planning and Development

1. Approval of a Site Development Plan Review prior to the issuance of any permits, site grading, and all development activity for the site.
2. Conformance to the Conditions of Approval for Rezoning (Z-0111-88).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2294 - GARY WELTE ON BEHALF OF CONQUISTADOR PLAZA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the amount of required Perimeter Landscaping FOR A PROPOSED 7,032 SQUARE-FOOT SINGLE-STORY OFFICE BUILDING on 0.62 acres adjacent to the northwest corner of Cheyenne Avenue and Metro Academy Way (APN: a portion of 138-07-411-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions with the Deletion of Condition 17 – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this application would allow the development of 7,032 square feet of office building located within the Lone Mountain Master Development area. He clarified for the record that staff has recommended a modification to the conditions relating to the traffic study.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 68 – SDR-2294

MINUTES:

KEVIN THISTLE, 12A Sunset Way, the architect, and GARY WELTE, the property owner, concurred with staff recommendations with the amendment of Condition 17 and were available to answer any questions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(1:02 – 1:05)

5-1137

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 68 – SDR-2294

CONDITIONS – Continued:

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties. be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis.
9. Signage proposed for this development shall comply with Master Sign Plan MSP-2019 as approved by the Planning Commission and City Council.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
15. Construct appropriate on-site paving to allow for two-way vehicular traffic.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 68 – SDR-2294

CONDITIONS – Continued:

17. An addendum to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis addendum, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

18. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. Site development to comply with all applicable conditions of approval for the Conquistador Plaza (Commercial Subdivision), Zoning Reclassification Z-0095-98 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2301 - SMOKE RANCH BUSINESS PARK, LIMITED LIABILITY COMPANY -
Request for a Site Development Plan Review, a Reduction in the amount of Required Perimeter and Parking Lot Landscaping, and Waivers of the Commercial Development Standards FOR A PROPOSED 22,125 SQUARE-FOOT OFFICE DEVELOPMENT CONSISTING OF FOUR SINGLE-STORY BUILDINGS on 2.63 acres adjacent to the north side of Smoke Ranch Road, approximately 1,000 feet west of Tenaya Way (APN: a portion of 138-15-410-028), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN- APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 7/16/2003.

NOTE: CHAIRMAN TRUESDELL disclosed that his firm manages the common areas of the Tech Park Phase I but has no financial benefit and would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this application was reviewed and received approval from the Las Vegas Tech Park Architectural Review Committee. He stated that the landscaping waiver is appropriate and recommended approval with conditions.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 69 – SDR-2301

MINUTES – Continued:

TIM HOLLENBECK, 7221 South Bermuda Way, and RICK SMITH 3068 East Sunset Road, represented this application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:05 – 1:07)

5-1224

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters, unless a waiver is granted.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 69 – SDR-2301

CONDITIONS – Continued:

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the issuance of any permits for this site.
15. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2310 - P.H.A. NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF CIMARRON FRONTAGE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers of the Town Center Development Standards FOR A PROPOSED TWO-STORY 47,075 SQUARE-FOOT EDUCATIONAL BUILDING (University of Phoenix) on 4.64 acres located adjacent to the east side of Cimarron Road, approximately one hundred fifty feet (150') north of Sky Pointe Drive (APN: 125-21-710-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use – Town Center) land use designation], Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the July 10, 2003 Planning Commission Meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN– ABEYANCE to 7/10/2003 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has asked for a thirty-day abeyance to redesign the site.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 70 – SDR-2310

MINUTES – Continued:

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and request this item be held.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:15 – 6:16)

1-256

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MOD-2315 - MONTECITO COMPANIES ON BEHALF OF SILVESTRI AND MARTIN FAMILY TRUST - Request for a Minor Modification to the Montecito Town Center Development Agreement TO ADD 10.08 ACRES TO THE OVERALL PLAN AND TO CHANGE SECTION 4.1 TO INCREASE SQUARE FOOTAGES AND RESIDENTIAL UNITS ACCORDINGLY, located adjacent to the southwest corner of Deer Springs Way and Riley Street (APN: 125-20-701-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use – Town Center) land use designation], Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions and Amending Condition 1 by removing all reference to the Case Number – UNANIMOUS with TRUESDELL abstaining because an individual in his office owns interest in a property located in the notice area.

To be heard by the City Council on 7/16/2003.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 71 – MOD-2315

MINUTES - Continued:

GARY LEOBOLD, Planning and Development Department, explained that this application is to modify the Montecito Town Center Development Agreement with the addition of 10.08 acres and to change Section 4.1 to increase square footages and residential units. He stated that this action would bring this area into the Development Agreement boundary.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She explained that the applicant is requesting to add ten acres to the existing Montecito Town Center Development Agreement.

MANUEL ARIAS, 8237 Fawn Heather Court, stated the Timberlake residents are concerned with the incorporation of the additional ten acres mainly because the developer plans to construct 320 apartment units. Although some of the residents have met with the developer, he emphasized that they are all opposed to any apartment development especially having heard that the rental rate would be \$700.00 for a one-bedroom apartment. Speaking on behalf of his community, he felt that this would result in devaluation of homes.

DOTTIE MILLER, Timberlake resident and board member, confirmed that the residents of Timberlake oppose this project and feel it is not compatible with Timberlake. She stated that at the meeting with the developer, they were shown the site plan and referred to it as shoddy. She asked for a time-certain when this item goes to the City Council.

DARRYL REESE, 8208 Mountain Heather Court, voiced his opposition to this project. He stated that the residents of Timberlake over the past five years have encountered numerous battles; first with the Beltway, then with the commercial going in, now with a proposal to build apartments. He surveyed two existing apartment developments and found that neither is at full occupancy.

ATTORNEY LAZOVICH reiterated that the application is just to add the additional acreage. She stated that staff has recommended approval, and on behalf of the applicant, she does concur with the conditions with the exception of one, and requested approval.

COMMISSIONER GALATI commented that despite approval of this application, there was no guarantee that any apartments would be built unless a site development plan is submitted. His suggestion to the residents was to wait until such time as the developer actually submits a site plan. COMMISSIONER GALATI was also concerned about comments regarding apartments being a cause of property devaluation and remarked that he would be receptive to actual facts and proof to validate their concerns.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 71 – MOD-2315

MINUTES - Continued:

COMMISSIONER McSWAIN asked whether there are any variations between the Montecito standards and the Town Center standards. ROBERT GENZER, Director of Planning and Development Department, explained that the Montecito Standards were designed to exceed the Town Center Standards.

Prior to a motion, COMMISSIONER NIGRO concurred with previous comments that the only issue at hand is the applicant's request to add to the overall plan.

ATTORNEY LAZOVICH asked whether Condition 1 had been amended. MR. LEOBOLD clarified that all reference to the case number would be deleted.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: See Item 72 [SDR-2319] for related discussion.

(1:07 – 1:20)

5-1308

CONDITIONS:

Planning and Development

1. A Site Development Plan Review (SDR-2319) shall be approved by the City Council at a Public Hearing.
2. Conformance to the Montecito Development Agreement and the Town Center Development Standards Manual, as appropriate, except as amended by this request.

Public Works

3. Construct a second 12-inch sewer line crossing the Beltway from said point of connection to where such twelve inch (12") sewer main ties into the existing thirty inch (30") sewer main located on the south side of the I-215 Beltway. The design shall be at a location and depth acceptable to the City Engineer prior to City approval of sewer construction plans.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2319 - SUMMIT DEVELOPMENT ON BEHALF OF MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY, ET AL - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 320-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.68 acres adjacent to the northwest corner of Montecito Parkway and Rome Boulevard (APN: 125-20-703-001 through 004; 125-20-701-002; and 125-20-704-003), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use – Town Center) land use designation], Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the June 26, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN– ABEYANCE to 6/26/2003 Planning Commission meeting - UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that one of the agents in his office is an owner of property located within the notice area. He stated he would vote on the abeyance but will not vote on the item when it is brought forward.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY KAEMPFER’S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 72 – SDR 2319

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has requested a two-week abeyance to work on design issues on the site plan. Having worked with the applicant, staff is confident two weeks is adequate time to hold this item.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 71 [MOD-2315] for related discussion.

(6:16)

1-303

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ROC-2306 - P AND K, INC. ON BEHALF OF MKP MANAGEMENT COMPANY, LIMITED LIABILITY COMPANY - Request for a Review of Condition #3 of an approved Site Development Plan Review (SD-0023-00) which limited the minor automotive repair facility to servicing vehicles to be sold on site as part of the used car dealership; and Condition #2 of an approved Special Use Permit (U-0019-00) which restricted the site to a used car dealership on 1.4 acres located at 4651 and 4655 North Rancho Drive (APN: 138-02-101-009), C-2 (General Commercial) Zone, Ward 6 (Mack).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and adding the following condition:

- *This Review of Condition of a Special Use Permit shall be reviewed one (1) year at which time the City Council may require the use to be discontinued. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be discontinued.*

– Motion carried with GALATI voting No

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 73 – ROC-2306

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, explained that there are two proposed changes requested; (1) the first would allow the applicant to have an auto smog check use in addition to the used-car dealership and (2) allow the existing automotive shop be open to the general public. Staff recommends denial seeing as no unique circumstances have occurred to warrant any changes.

PHILLIP STEWART, 4655 North Rancho Drive, co-applicant, provided a brief account of his company's performance and stated that due to economic constraints, providing these additional services would complement his sales. He affirmed that at the time he purchased this business, he did not foresee having to reapply for a service center. MR. STEWART stated that his establishment has gained a reputation comparable to a new-car dealership. He noted that all new-car dealerships provide parts and services and that accounts for a huge percentage of their profits. In closing, MR. STEWART indicated that there are two independent retail service facilities in the area, neither of which provide the services that he is requesting approval for.

TODD FARLOW, 240 North 19th Street, replied that he would like to see the applicants maintain the landscaping and felt that their requests were appropriate.

COMMISSIONER McSWAIN stated she would support this application and asked if the applicant would be agreeable to a one-year review. MR. STEWART stated he would have no problem with the addition of that condition. COMMISSIONER EVANS asked for clarification of Conditions 1 and 2. MR. CLAPSADDLE concurred.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:20 – 1:32)

5-1822

CONDITIONS:

Planning and Development

1. Condition of Approval Number 2 of Special Use Permit (U-0019-00) shall be amended as follows: The use is restricted to a used car dealership and minor auto repair facility, with an auto smog check facility as an accessory use.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 73 – ROC-2306

CONDITIONS – Continued:

2. Condition of Approval Number 3 of Site Development Plan Review (SD-0023-00), which limited the minor auto repair facility to servicing vehicles to be sold on site as part of the used car dealership, is hereby deleted.
3. Conformance to all other conditions of approval for U-0019-00, SD-0023-00, and subsequent site-related actions.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2304 - LIGHT AMERICA ON BEHALF OF SARA K. HORGAN IRREVOCABLE TRUST, ET AL - Request for a Master Sign Plan FOR AN EXISTING 27,000 SQUARE FOOT INDUSTRIAL BUILDING on 1.75 acres at 2310 Highland Drive (APN: 162-04-402-002), M (Industrial) Zone, Ward 1 (M. McDonald).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions and Amending Condition 2 as follows:

2. The Extended Flag Sign as detailed in the Master Sign Plan shall be *used for on-premise advertising only.*

- Motion carried with TRUESDELL abstaining as his firm has business dealings with Light America and GALATI voting No

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, briefly described the proposed signs being requested by the applicant. He noted that because of an existing sign on the premises, staff recommended that Condition 2 be modified to limit the signage on the roof sign to off-premises advertising only. MR. LEOBOLD stated that the application for the Master Sign Plan was to allow the applicant to place the sign on the roof and be able to exceed the height limitations.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 74 – MSP-2304

MINUTES – Continued:

VICKY TROY appeared on behalf of the applicant, concurred with staff's recommendations and was available to answer any questions. She did point out that the code makes no reference to billboards. It is stated as on-premise and off-premise advertising. MICHAEL HYMES representing Light America was also available to answer questions regarding the application. He commented that his company has taken several steps to upgrade the property even including landscaping.

TODD FARLOW, 240 North 19th Street, approved of this application.

COMMISSIONER EVANS asked if Light America worked on the World Trade Center. MR. HYMES replied affirmatively.

COMMISSIONER GALATI asked for further information regarding the roof pod and MR. HYMES concurred by explaining that the pod is actually a multi-media platform and is used worldwide for promotional purposes. The pod being constructed will serve as a testing piece of equipment and is not a sign of any type. Additional discussion continued to clarify the purpose and height of the pod structure with MR. HYMES providing detailed explanations.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(1:32 – 1:45)

5-2331

CONDITIONS:

Planning and Development

1. Conformance to the sign and building elevations as submitted, except as amended by the conditions herein.
2. The Extended Flag Sign as detailed in the Master Sign Plan shall be subject to the 750-foot separation requirement for Off-Premise Signs as stipulated in Title 19.14.100.
3. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

4. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2323 - CLARK COUNTY CREDIT UNION - Request for a Master Sign Plan FOR AN APPROVED FINANCIAL INSTITUTION located at 803 Shadow Lane (APN: 139-33-402-013 and 023), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development Department, explained that the Site Development Plan for this project was approved in October of 2002 and as a result of a condition imposed, this application for wall signage and a free standing sign is being requested.

DAVID ELLERTSON, 103 East Charleston, appeared on behalf of the applicant and concurred with staff's recommendations.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 75 – MSP-2323

MINUTES – Continued:

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(1:45 – 1:50)

5-3179

CONDITIONS:

Planning and Development

1. Conformance to the sign and building elevations as submitted.
2. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

3. Site development to comply with all applicable conditions of approval for the related rezoning for the Las Vegas Medical District, Z-20-97, and all other subsequent site-related actions.
4. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2314 - PERMA-BILT HOMES ON BEHALF OF CORONOPARK, LIMITED LIABILITY COMPANY, ET AL - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the north side of Farm Road, approximately three hundred fifty feet east of Hualapai Way, Ward 6 (Mack).

SET DATE: 07/02/03 C.C. 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that staff has recommended approval and there were no protests or approvals.

JEFFREY ARMSTRONG, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff's recommendations.

ROBERT GENZER, Director of Planning and Development Department, for the record reversed the order of Conditions 5 and 6.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 76 – VAC-2314

MINUTES:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(1:50 – 1:51)
5-3257

CONDITIONS:

1. This Vacation Application shall be revised to retain all interest within any portion of the Farm Road alignment.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for Site Development Review SDR-1705 may be used to fulfill this requirement.
3. All improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 76 – VAC-2314

CONDITIONS - Continued

6. Development of this site shall comply with all applicable conditions of approval for Zoning Reclassification Z-0014-02, SDR-1705, and all other subsequent site-related actions.
7. If the Order of Relinquishment is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAC-2317 - KIMBALL HILL HOMES ON BEHALF OF EL DURANGO, LIMITED LIABILITY COMPANY, ET AL - Petition to Vacate a portion of right-of-way and U.S. Government Patents generally located between Donald Nelson Avenue and Farm Road, east of Grand Canyon Drive, Ward 6 (Mack).

SET DATE: 07/02/03 C.C. 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated there were no protests or approvals and the application is in order.

CHRIS RAMBULA, 401 North Buffalo Drive, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 77 – VAC-2317

MINUTES - Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(1:51 – 1:53)

5-3310

CONDITIONS:

1. Prior to the recordation of the Order of Vacation, the legal description for the unnamed street shall be changed from sixty feet wide to thirty feet wide to correspond with actual dimensions.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by ZON-1761 may be used to satisfy this condition.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation AND order OF relinquishment of Interest.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required
5. All development shall be in conformance with code requirements and design standards of all City departments.
6. The Order of Vacation and Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 77 – VAC-2317

CONDITIONS - Continued:

7. If the Order of Vacation and Order of Relinquishment are not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2318 - RICHMOND AMERICAN HOMES ON BEHALF OF SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Petition to Vacate a portion of Alexander Road, Las Vegas Valley Water District Sewer and Road easements and U.S. Government Patent Easements generally located adjacent to the southwest corner of Alexander Road and Vegas Vista Trail, Ward 4 (Brown).

SET DATE: 07/02/03 C.C. 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm has a contract with Richmond American Homes and QUINN excused

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that this application is in order and staff received no response to the notices sent.

CHRIS RAMBULA, 401 North Buffalo Drive, appeared on behalf of the applicant and concurred with staff recommendations.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 78 – VAC-2318

MINUTES - Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(1:53 – 1:54)

5-3376

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation or Order of Relinquishment of Interest.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for Zoning Reclassification ZON-1911 may be used to fulfill this requirement.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Vacation and Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation and Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2320 - PERMA-BILT HOMES ON BEHALF OF CORONOPARK, ET AL, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the southwest corner of Gilcrease Avenue and Grand Canyon Drive, Ward 6 (Mack).

SET DATE: 07/02/03 C.C. 07/16/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with QUINN excused

To be heard by the City Council on 7/16/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, acknowledged staff's recommendation for approval.

JEFFREY ARMSTRONG, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with all conditions.

ROBERT GENZER, Director of Planning and Development Department, for the record requested Conditions 5 and 6 be reversed.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 79 – VAC-2320

MINUTES - Continued:

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(1:54 – 1:55)

5-3443

CONDITIONS:

1. This Petition of Relinquishment of Interest shall be amended to exclude the south 30 feet, including appropriate radii for a knuckle at the southwest corner, of Assessor's Parcel Number 125-18-201-002 and the appropriate area for a knuckle at the southwest corner of Assessor's Parcel Number 125-18-201-004.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for the Valley Crest II East and West subdivisions may be used to fulfill this requirement.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 79 – VAC-2320

CONDITIONS - Continued:

6. Development of this site shall comply with all applicable conditions of approval for the Valley Crest II East and West Tentative Maps and all other subsequent site-related actions.
7. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TMP-2202 - CENTENNIAL GATEWAY - CENTENNIAL GATEWAY, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 2 LOT COMMERCIAL SUBDIVISION on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard (APN: 125-27-401-009 and 125-27-401-010), T-C (Town Center) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO - APPROVED subject to conditions – **UNANIMOUS** with **TRUEDELL** abstaining because his firm has a business relationship with Centennial Gateway, LLC

This is Final Action.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEYS KAEMPFER'S and LAZOVICH'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 80 – TMP-2202

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

There was no discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

NOTE: All discussion for Item 18 [SDR-2208], Item 19 [SUP-2209], Item 20 [SUP-2211], Item 21 [SUP-2212], Item 22 [SUP-2214], Item 23 [SUP-2215], Item 24 [SUP-2216], Item 25 [SUP-2217], Item 26 [VAC-2204], Item 27 [VAC-2205], Item 28 [VAC-2206] and Item 80 [TMP-2202] was held under Item 18 [SDR-2208].

(6:26 – 8:35)

1-693

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2208) and all other applicable site related applications.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Dedicate appropriate right-of-way, where such does not exist, for a total street width of 90 feet on Centennial Center Boulevard prior to the issuance of any permits for this site. Additional dedications may also be required to terminate Buffalo Drive if such is not to be eliminated as a public street.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 80 – TMP-2202

CONDITIONS – Continued:

7. Construct all incomplete full-width street improvements on Centennial Center Boulevard running through this site concurrent with development of this site. Construct all incomplete half-street improvements on Ann Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal systems concurrent with development of this site.
8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in Centennial Center Boulevard in an alignment to a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
10. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 80 – TMP-2202

CONDITIONS – Continued:

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
12. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-2208 and all other subsequent site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2300 - NEW HORIZONS CENTER FOR LEARNING - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY 8,828 SQUARE-FOOT OFFICE/SCHOOL FACILITY on a portion of 4.11 acres located at 6701 West Charleston Boulevard (APN: 163-02-103-001), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to C-V (Civic) Zone, Ward 1 (M. McDonald).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as the architectural firm representing the applicant is currently doing work for his company and QUINN excused

This is Final Action.

MINUTES:

GARY LEOBOLD, Planning and Development Department, stated that this application pertains to a two-story private school that supervises special education students. He explained that the temporary modular structure on the site will be removed.

RICHARD GALLEGOS, 10 Commerce Center Drive, representing the architectural firm for this project concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 81 – SDR-2300

MINUTES – Continued:

There was no discussion.

(1:55 – 1:56)

5-3517

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)
4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
7. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 81 – SDR-2300

CONDITIONS – Continued:

Public Works

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF JUNE 12, 2003
Planning and Development Department
Item 81 – SDR-2300

CONDITIONS – Continued:

13. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the issuance of any permits for this site.
14. Site development to comply with all applicable conditions of approval for Z-81-99 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TXT-2299 - CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code: Title 19.08.040(C), Table 2 "Residential District Development Standards, Other Than Single-Family;" Title 19.10.010(F), Table 1 "Parking Requirements;" and Title 19.20.020, "Words and Terms Defined."

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – ABEYANCE to 6/26/2003 Planning Commission meeting – UNANIMOUS with QUINN excused

MINUTES:

MARGO WHEELER, Planning and Development Department, explained that this item is fairly detailed and requested that it be held in abeyance for two weeks to the 6/26/2003 Planning Commission meeting.

There was no discussion.

(1:56)
5-3569

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TXT-2446 - CITY OF LAS VEGAS - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code: Title 19.04.010, Title 19.04.050(B), and Title 19.20.020 to remove the word "criminal" from the "Halfway House, Criminal" land use.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends NO RECOMMENDATION.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED – Motion carried with McSWAIN voting No and QUINN excused

To be forwarded to the City Council in Ordinance form.

MINUTES:

MARGO WHEELER, Planning and Development Department, explained that the request to amend a portion of Title 19 was made by COUNCILMAN LAWRENCE WEEKLY. At his request, only the title would be changed and the definition would remain in place.

There was no discussion.

(1:56 –1:57)
5-3713/6-1



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 12, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 North 19th Street, made a closing comment.

(1:59)

6-57

MEETING ADJOURNED AT 2:00 A.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK